



**Application Accepted:** December 1, 2011  
**Original Planning Commission Public Hearing:** May 31, 2012  
**Second Planning Commission Public Hearing:** June 27, 2013  
**Board of Supervisors Public Hearing:** July 9, 2013 @ 3:30 p.m.

# County of Fairfax, Virginia

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**June 13, 2013**

## **STAFF REPORT ADDENDUM**

### **APPLICATION PRC C-377**

### **HUNTER MILL DISTRICT**

**APPLICANT:** Fairfax County Public Schools

**PRESENT ZONING:** PRC – Planned Residential Community

**PARCEL:** 27-1 ((3)) 2

**LOCATION:** 10824 Cross School Road

**ACREAGE:** 14.98 acres

**OPEN SPACE:** 75% (11.24 acres)

**PLAN MAP:** Public Facilities, Government, and Institutional:  
Elementary School

**PROPOSAL:** To construct a 27,394 square foot building addition to the existing school, two new student pick-up and drop-off areas, and other site modifications

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of PRC C-377, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends a modification of the Public Facilities Manual's trail requirement for the proposed trail along Cross School Road to allow reductions in the minimum clear zone in accordance with the Development Conditions.

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**Nick Rogers, AICP**

**Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service**

**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz](http://www.fairfaxcounty.gov/dpz)



It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290

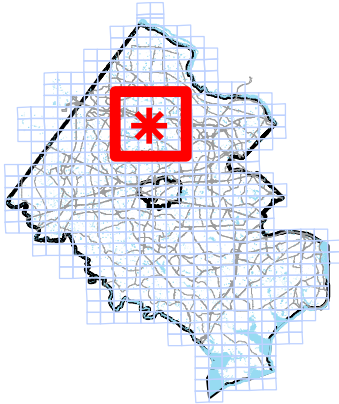
O:\nroge1\Planned Residential Community\PRC C-377\Staff Report\Staff Report Addendum\Final Report\00 Addendum Cover PRC C-377.docx



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Planned Residential Community

PRC-C-377



Applicant:  
Accepted:  
Proposed:  
Area:

FAIRFAX COUNTY PUBLIC SCHOOLS  
12/01/2011  
PUBLIC ELEMENTARY SCHOOL  
14.98 AC OF LAND;  
DISTRICT - HUNTER MILL  
ZIP - 20191

Located:

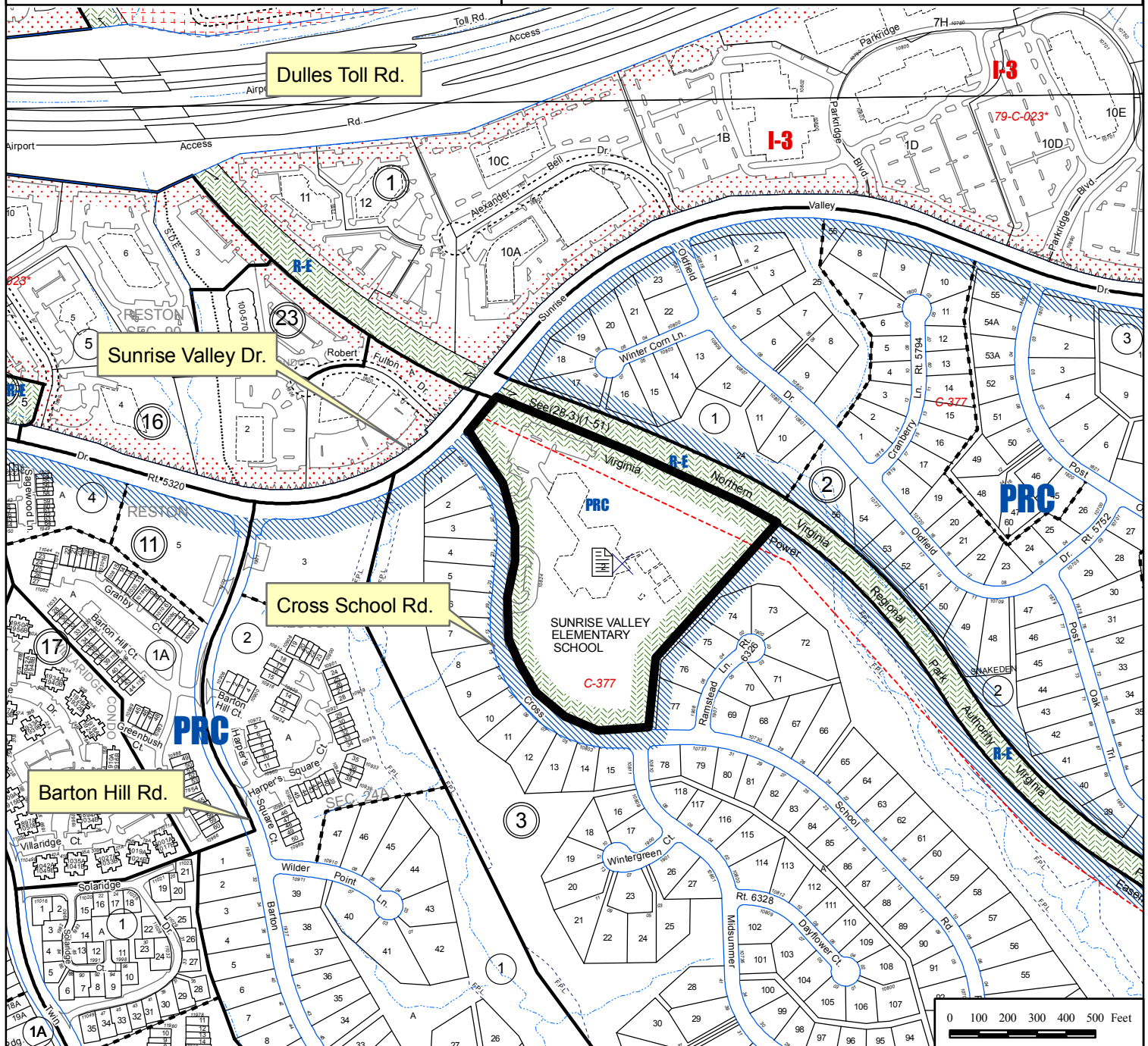
SOUTHEAST QUADRANT OF THE  
INTERSECTION OF SUNRISE VALLEY  
DRIVE AND CROSS SCHOOL ROAD  
PRC

Zoning:

3

Plan Area:

Map Ref Num: 27-1/3/ /0002





PLAN APPROVAL INFORMATION

RELATED INFORMATION	REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
1. CONCURRENT PROCESSING		●		
2. MODIFIED PROCESSING		●		
3. MAXIMUM DENSITY ADJUSTMENTS BASED ON Z.O. 2-308		●		
4. AFFORDABLE DWELLING UNITS		●		
5. R.P.A. DELINEATION		●		
6. FLOOD PLAIN STUDY		●		
7. DRAINAGE STUDY		●		
8. CHESAPEAKE BAY ACT EXCEPTION		●		
9. WATER QUALITY IMPACT ASSESSMENT		●		
10. SOILS REPORT		●		
11. ONSITE EASEMENTS		●		
12. NOTARIZED LETTERS OF PERMISSION		●		
13. ARCHITECTURAL REVIEW BOARD APPROVAL		●		
15. RETURN PLAN TO B.O.S. PRIOR TO APPR.		●		
16. RETURN PLAN TO P.C. PRIOR TO APPR.		●		
17. ADJACENT PROPERTY OWNER NOTICES		●		
18. OFFSITE UTILITY WORK NOTICES		●		
19. MAJOR UNDERGROUND UTILITY NOTICES		●		
20. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		●		
21. B.O.S./B.Z.A. CLERK LETTER/RESOLUTION		●		
22. REZONING PROFFERS/CONDITIONS		●		
23. REZONING DEVELOPMENT PLAN		●		
24. B.Z.A. VARIANCE APPROVAL		●		
25. WETLANDS/WATERS OF THE U.S. PERMIT		●		DATE SENT TO ACOE: _____ PERMIT RECEIVED: _____ PERMIT NO. _____
26. STATE REGULATED DAM PERMIT		●		PERMIT RECEIVED: _____ PERMIT NO. _____ DAM NAME: _____ DAM NO.: _____
27. LOCATED IN DAM BREAK INUNDATION ZONE (STATE REGULATED DAMS) 2 EXTRA PLAN SETS REQUIRED		●		DATE CLOMR RECEIVED: _____
28. FEMA LETTER OF MAP REVISION		●		
29. VEGETATED ROOF NOTE		●		
30. OVERLAY DISTRICT INFORMATION		●		
31. TREE BANDING		●		
32. TREE PLANTING		●		
33. GREEN PROJECT CERTIFICATION FOR GREEN PRIORITY PLAN REVIEW		●		
MODIFICATIONS/WAIVERS		●		

**SOLID WASTE AND RECYCLING:** ALL PROPERTIES ARE REQUIRED TO RECYCLE. DESIGNS FOR ALL PROPERTIES MUST PROVIDE ADEQUATE CONTAINERS/STRUCTURES FOR THE SEPARATE MANAGEMENT OF RECYCLABLES AND TRASH.

SINGLE-FAMILY DETACHED AND TOWNHOUSE DEVELOPMENTS

I CERTIFY THAT THE SITE DEPICTED ON THIS PLAN IS (CHECK APPLICABLE STATEMENT):

- \_\_\_ IN A SANITARY DISTRICT WHERE TRASH AND RECYCLING COLLECTION IS CONDUCTED BY FAIRFAX COUNTY AND THAT I HAVE INFORMED THE PROPERTY OWNER OF THIS CONDITION.  
\_\_\_ NOT IN A SANITARY DISTRICT AND TRASH AND RECYCLING COLLECTION WILL BE CONDUCTED BY A PRIVATE COMPANY.

NON-RESIDENTIAL PROPERTIES, INCLUDING BUSINESSES, SCHOOLS AND INSTITUTIONS, AND MULTI-FAMILY PROPERTIES, INCLUDING CONDOMINIUMS AND APARTMENTS.

I CERTIFY THAT (ALL STEPS MUST BE COMPLETED):

- \_\_\_ I HAVE COMPLETED A WASTE STREAM CALCULATION WORKSHEET FOR THIS PROPERTY.  
\_\_\_ I HAVE INDICATED ON THE PLAN THE LOCATION AND TYPE OF TRASH AND RECYCLING CONTAINERS AND STRUCTURES. SEE SHEET NUMBER \_\_\_ IN \_\_\_ BUILDING.  
\_\_\_ THE TRASH AND RECYCLING MANAGEMENT CONTAINERS/STRUCTURES ON THIS PLAN ARE ADEQUATE TO MEET THE MINIMUM RECYCLING REQUIREMENT AS DESCRIBED ON THE WASTE STREAM CALCULATION WORKSHEET.

#### SANITARY SEWER INFORMATION

WASTEWATER TREATMENT PLANT BLUE PLAINS  
\_\_\_ THIS SITE IS SUBJECT TO \_\_\_\_\_ SANITARY SEWER REIMBURSEMENT CHARGES.  
\_\_\_ THIS SITE IS SERVED BY ONSITE SEWAGE TREATMENT SYSTEM(S).

#### STORMWATER INFORMATION

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES ☐ NO ☒

SWM FACILITIES (PROPOSED ONLY)

FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (ACRES)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUS CODE

DISTURBED AREA (DA) WITHIN WATERSHED(S):  
WATERSHED 1 CURB RUN DA= — (ACRES) TOTAL DISTURBED AREA= — (ACRES)  
WATERSHED 2 \_\_\_\_\_ DA= \_\_\_\_\_ (ACRES)  
WATERSHED 3 \_\_\_\_\_ DA= \_\_\_\_\_ (ACRES)

#### INFORMATION REGARDING ACTIVITIES IN A RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER (INDICATE TYPE):	NO

#### POTENTIAL FOR WETLANDS

IS THE DISTURBED AREA LOCATED IN A WETLANDS AREA DEPICTED ON THE NATIONAL WETLANDS INVENTORY MAP?  
YES ☐ NO ☐

IS THE DISTURBED AREA LOCATED IN AN ESTIMATED WETLANDS AREA DEPICTED ON THE COUNTY POTENTIAL WETLAND AREA MAP?  
YES ☐ NO ☐

IF YES, TO EITHER OF THE TWO QUESTIONS ABOVE, PROVIDE EVIDENCE OF APPROVED PERMIT OR VERIFICATION THAT NO PERMIT FROM THE ARMY CORPS OF ENGINEERS IS REQUIRED BEFORE PLAN IS APPROVED.

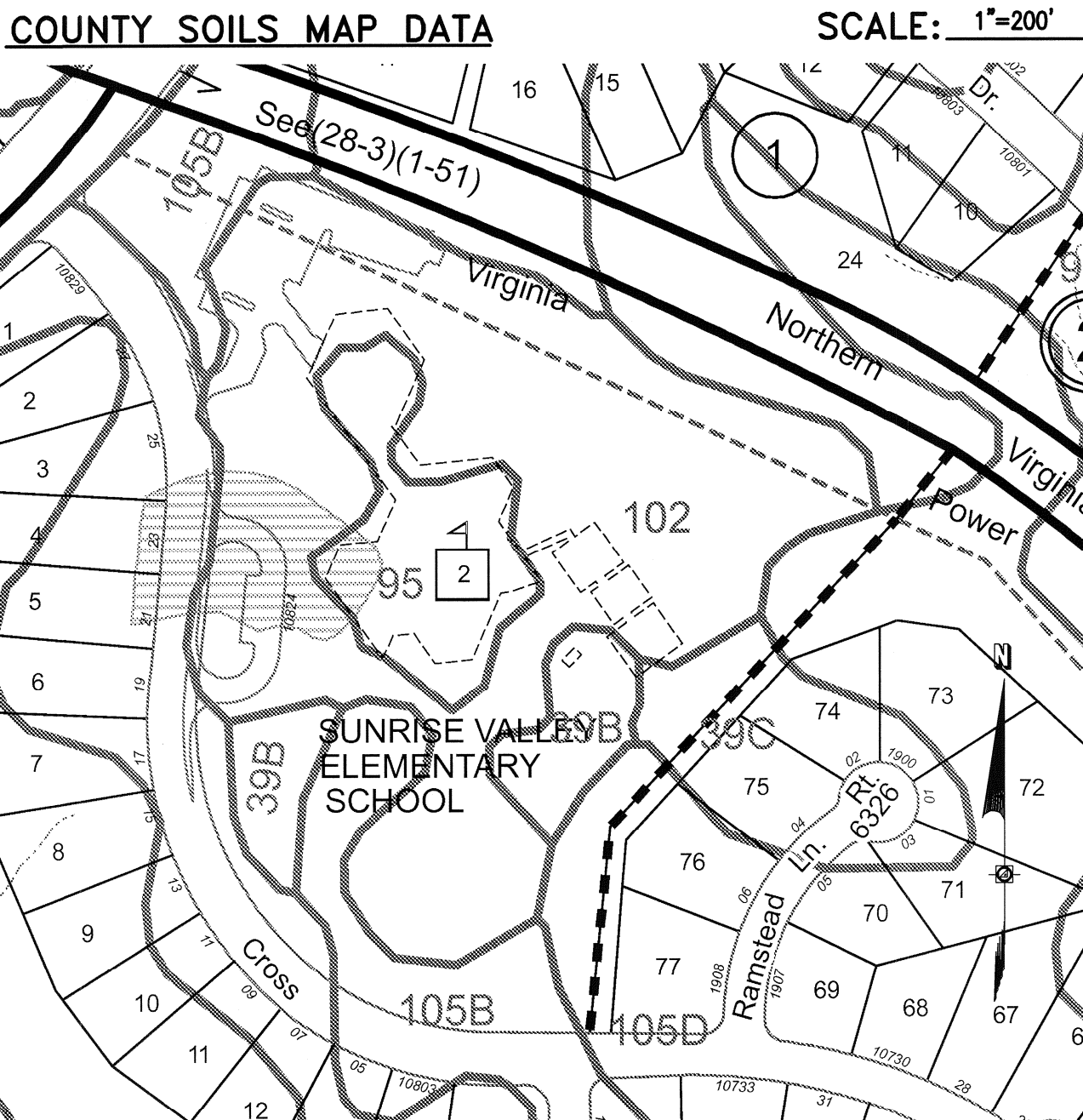
#### NOTES AND CONDITIONS

- THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
- THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, AND THE PROVISIONS OF THE DEVELOPMENT AGREEMENT AND PERMIT SHALL BE DEEMED A VIOLATION.
- WATER DISTRIBUTION NOTE: ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 703-691-2131.
- A PERMIT MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, NORTHERN VIRGINIA DISTRICT, BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION THREE WORKING DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 703-383-2888.
- CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER AT 1-800-552-7001 FOR ANY PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.
- FOR SITES PROPOSING LAND DISTURBING ACTIVITIES OF 2,500 SQUARE FEET OR MORE, THE CONSTRUCTION ACTIVITY OPERATOR MUST REGISTER WITH THE DEPARTMENT OF CONSERVATION AND RECREATION OF THE COMMONWEALTH OF VIRGINIA. THIS IS A REQUIREMENT OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMMP) GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- THE COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
  - THE COUNTY SITE INSPECTOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
  - A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
  - A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PERTAINING TO SANITARY SEWER ACCEPTANCE.

#### FIRE MARSHAL NOTES

AVAILABLE FIRE FLOW 2700 (GAL./MIN.)  
SOURCE OF FIRE FLOW INFO. FAIRFAX WATER  
TYPE OF CONSTRUCTION - USBC \_\_\_\_\_  
USE GROUP CLASSIFICATION - USBC \_\_\_\_\_  
BUILDING HEIGHT \_\_\_\_\_ (FT.)  
BUILDING TO BE FULLY SPRINKLERED YES ☒ NO ☐  
IF YES, CHECK APPROPRIATE STANDARD: NFPA 13 ☒; NFPA 13D ☐; NFPA 13R ☐  
SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION. [SEE PUBLIC WATER AGENCY NOTES ON SHEET \_\_\_\_.]

#### COUNTY SOILS MAP DATA



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
39B	GLENELG SILT LOAN	GOOD	GOOD	HIGH	I
39C	GLENELG SILT LOAN	GOOD	GOOD	HIGH	I
95	URBAN LAND	N/A	N/A	N/A	N/A
102	WHEATON LOAM	GOOD	FAIR-S	HIGH	IVB
105B	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB
105D	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?  
YES ☒ NO ☐

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FILL ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

PROFESSIONAL SEAL AND SIGNATURE

PROFESSIONAL SEAL AND SIGNATURE

PROFESSIONAL SEAL AND SIGNATURE

DATE \_\_\_\_\_ DATE \_\_\_\_\_ DATE \_\_\_\_\_

DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION

2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL

D.P.E. SIGNATURE & PRINTED NAME

D.P.E. SIGNATURE & PRINTED NAME

DATE: \_\_\_\_\_ REG. NO.: \_\_\_\_\_

DATE: \_\_\_\_\_ REG. NO.: \_\_\_\_\_

ZONING REQUIREMENTS

1) ZONING PRC

2) AVERAGE LOT AREA N/A (SQ. FT.)

3) MIN. LOT AREA N/A (SQ. FT.)

4) MIN. LOT WIDTH N/A (FT.)

5) MAX. BUILDING HEIGHT N/A (FT.)

6) NUMBER OF FLOORS N/A (Commercial/Industrial ONLY)

7) MIN. YARD REQUIREMENTS:  
FRONT N/A (FT.) SIDE N/A (FT.) REAR N/A (FT.)

8) MAXIMUM FAR N/A

9) MAXIMUM DENSITY N/A (D.U./AC.)

10) OPEN SPACE REQUIRED N/A % N/A (SQ. FT.)

11) ANGLE OF BULK PLANE: FRONT N/A SIDE N/A REAR N/A (DETAIL(S) ON SHEET —)

12) OVERLAY DISTRICT(S) N/A

SITE PLAN (SP) TABULATIONS

1) SITE AREA 14.98 (ACRES) 652,529 (SQ. FT.)

2) AREA OF STREET DEDICATION N/A (SQ. FT.)

3) USE PUBLIC ELEMENTARY SCHOOL

4) NUMBER OF LOTS N/A

5) AREA OF LOTS N/A (SQ. FT.)

6) DENSITY N/A (D.U./AC.)

7) EXISTING BUILDING GROSS FLOOR AREA 88,728 (SQ. FT.)

8) PROPOSED BUILDING GROSS FLOOR AREA 85,699 (SQ. FT.)

9) EXISTING BUILDING NET FLOOR AREA N/A (SQ. FT.)

10) PROPOSED BUILDING NET FLOOR AREA N/A (SQ. FT.)

11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 0.1313

12) PROPOSED BUILDING HEIGHT X (FT.)

13) PROPOSED NUMBER OF FLOORS 15' MAX. COMMERCIAL/INDUSTRIAL ONLY

14) TOTAL HANDICAPPED PARKING REQUIRED 5

15) TOTAL HANDICAPPED PARKING PROVIDED 5

16) TOTAL HANDICAPPED VAN SPACES REQUIRED 1

17) TOTAL HANDICAPPED VAN SPACES PROVIDED 1

18) TOTAL PARKING SPACES REQUIRED 114

19) TOTAL PARKING SPACES PROVIDED 130

20) LOADING SPACES REQUIRED 2

21) LOADING SPACES PROVIDED 2

22) OPEN SPACE PROVIDED 75 % 489,124 (SQ. FT.)

VICINITY MAP

SCALE: 1"=2000'

525 633 727 825

SIDEWALK MAINTENANCE: XXXX-VDOT, 0000-FFX CO  
TRAIL MAINTENANCE: 0000-FFX CO  
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #

DOUBLE CIRCLE #

BLOCK (SINGLE CIRCLE #)

LOT/PARCEL(S) #

27-1

3

2

#### ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF FAIRFAX COUNTY SCHOOL BOARD  
\_\_\_\_\_ AS RECORDED IN \_\_\_\_\_

DEED BOOK 5046 PAGE 59 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

#### OWNER INFORMATION

(X) OWNER ( ) A CORPORATION  
( ) TRUSTEE ( ) A PARTNERSHIP  
( ) AN INDIVIDUAL

FAIRFAX COUNTY SCHOOL BOARD  
NAME 703-246-3022  
PHONE  
8115 GATEHOUSE RD FALLS CHURCH VA 22042  
ADDRESS

#### DEVELOPER INFORMATION

(X) DEVELOPER ( ) A CORPORATION  
( ) CONTRACT OWNER ( ) A PARTNERSHIP  
( ) LESSEE ( ) AN INDIVIDUAL

FAIRFAX COUNTY SCHOOL BOARD  
NAME 703-246-3022  
PHONE  
8115 GATEHOUSE RD FALLS CHURCH VA 22042  
ADDRESS

#### WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE \_\_\_\_\_  
OWNER/DEVELOPER \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NOTE: PERMITS MUST BE PRESENTED TO THE COUNTY INSPECTOR PRIOR TO LAND DISTURBANCE.

DATE	RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)
	STREETLIGHT REVIEW - DPWES
	PUBLIC WATER AGENCY
	SANITARY SEWER REVIEW - DPWES
	GEOTECHNICAL REVIEW - DPWES
	STORMWATER REVIEW - DPWES
	URBAN FOREST MANAGEMENT REVIEW - DPWES
	FAIRFAX COUNTY FIRE MARSHAL
	FAIRFAX COUNTY HEALTH DEPARTMENT
	VIRGINIA DEPARTMENT OF TRANSPORTATION
	PLAN REVIEWER - DPWES
	DIRECTOR, SITE PLAN REVIEW AND INSPECTIONS, LDS, - DPWES

#### APPROVED

DATE \_\_\_\_\_ BY \_\_\_\_\_  
DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

#### CERTIFICATE OF NO CHANGE (FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PRIOR APPROVAL BY THE

FIRE MARSHAL DATED \_\_\_\_\_  
WATER AUTHORITY DATED \_\_\_\_\_  
HEALTH DEPARTMENT DATED \_\_\_\_\_  
VDOT DATED \_\_\_\_\_  
DPWES-SAN. SEWER DATED \_\_\_\_\_  
DPWES-STREETLIGHTS DATED \_\_\_\_\_

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVERSHEET
2	GENERAL NOTES-1
3	EXISTING CONDITIONS PLAN
4	OVERALL PLAN
5	PRC PLAN
6	BMP-SWM-ADEQUATE OUTFALL
7	LANDSCAPE PLAN
8	ARCH PLANS - FOR INFO ONLY-1
9	ARCH PLANS - FOR INFO ONLY-2

DESIGN ENGINEER / SURVEYOR  
ADTEK ENGINEERS  
3251 OLD LEE HIGHWAY, SUITE 405  
FAIRFAX, VA 22030  
PHONE NO: (703) 691-4040 FAX NO: (703) 691-4056  
PROJ. MANAGER: JOHN SOUSER EMAIL: JSOUSER@ADTEKENGINEERS.COM

SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION AND ADDITIONS  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

COUNTY NUMBER

PRC-C-337

PLAN REVIEWER

SHEET 1 OF 9

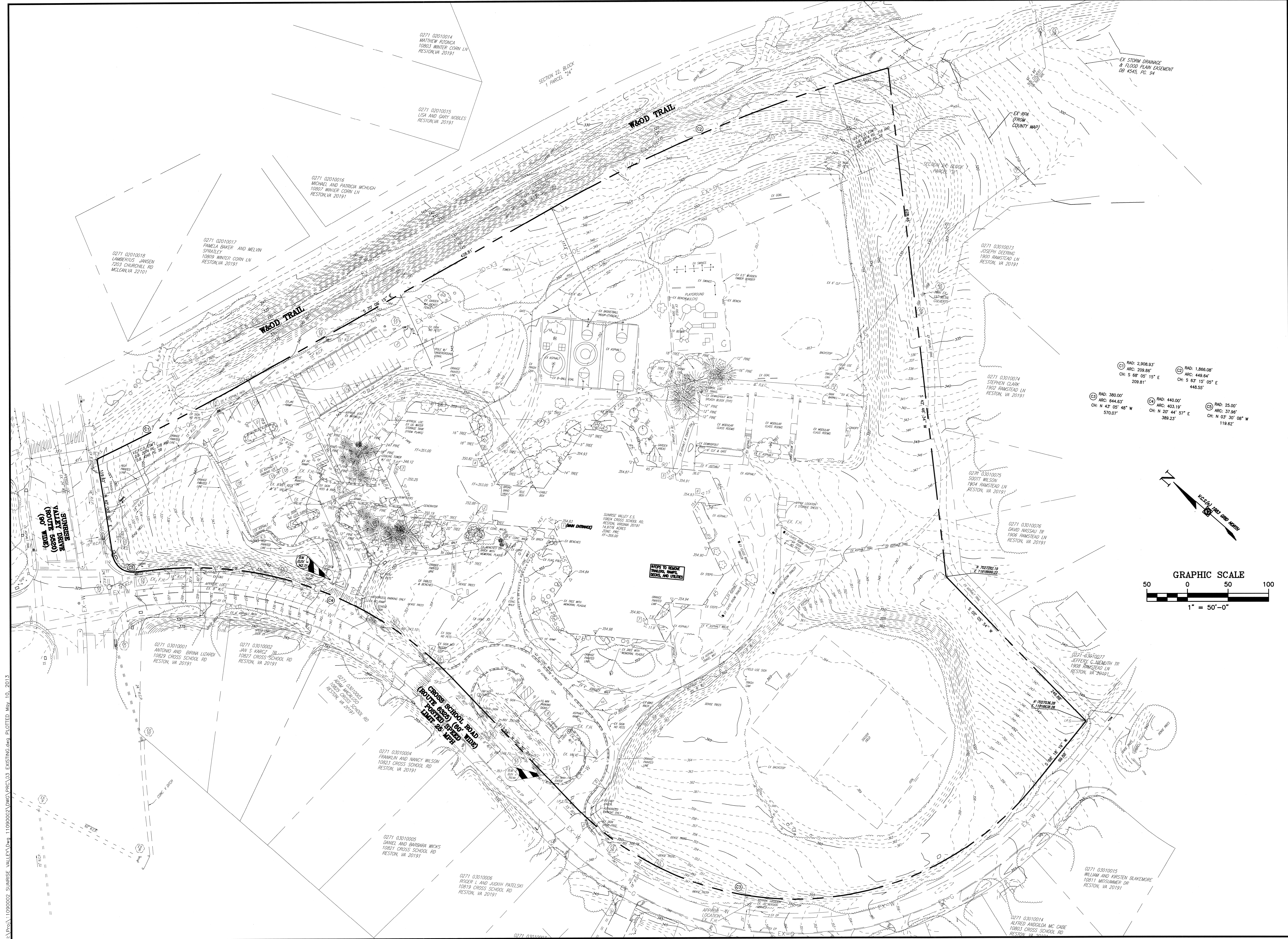
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REVISED: 7/11









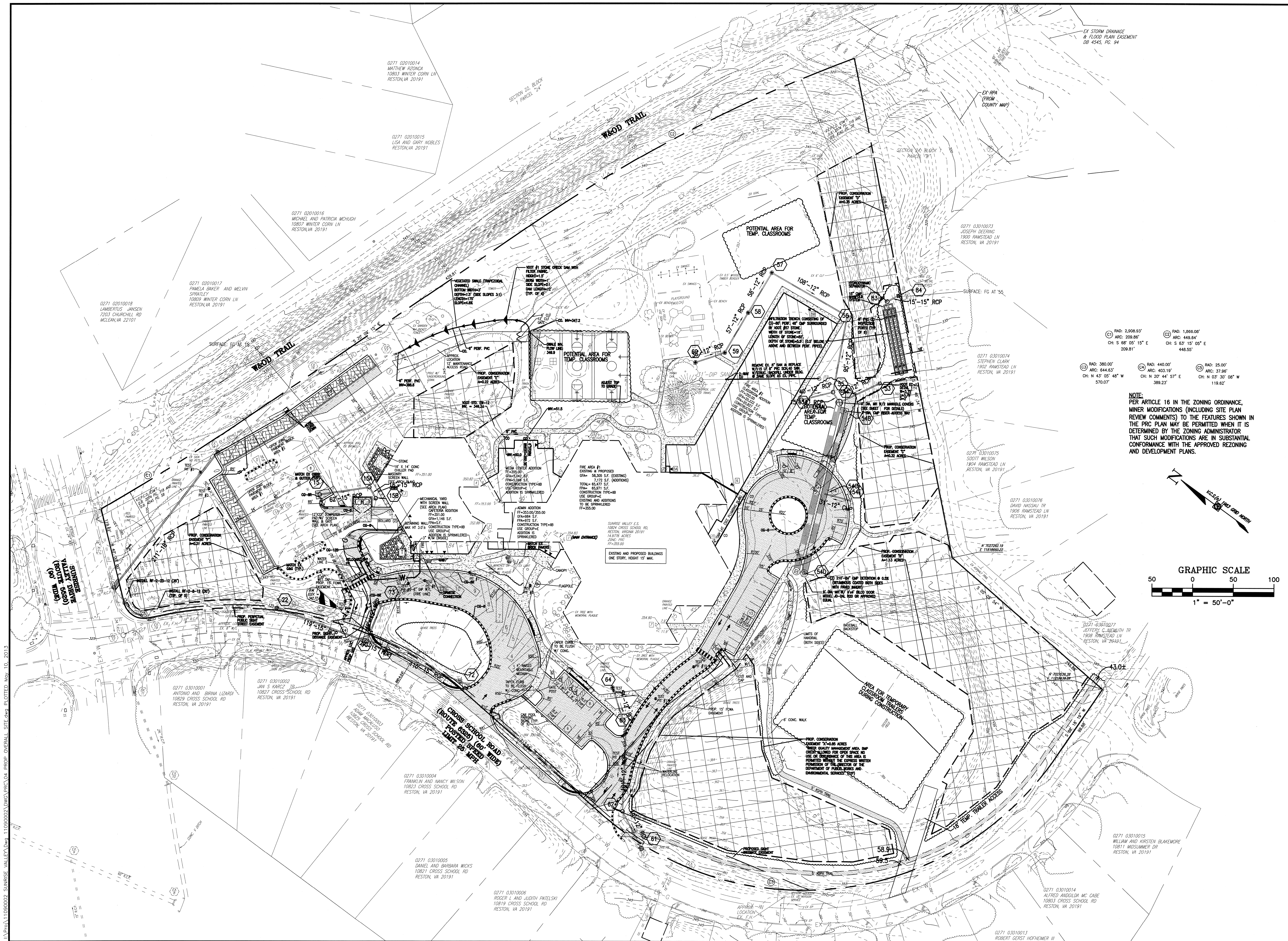
<b>SUNRISE VALLEY ELEMENTARY SCHOOL</b> <b>RENOVATION AND ADDITIONS</b> <b>HUNTER MILL DISTRICT FAIRFAX COUNTY, VA</b>		<b>EXISTING CONDITIONS PLAN</b>	
SCALE: 1"=50' DRAWN BY:	CHECKED BY:	DATE: 2/21/2012 PROJECT NUMBER:	DRAWING NUMBER: 3

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

NO.	DATE	DESCRIPTION	ISSUE
	5/10/13	RE-SUBMISSION	
	3/22/13	RE-SUBMISSION	
	5/14/12	RE-SUBMISSION	
	4/6/12	RE-SUBMISSION	
	2/21/12	RE-SUBMISSION	
	2/3/12	RE-SUBMISSION	
	11/17/11	PRC PLAN SUBMISSION	

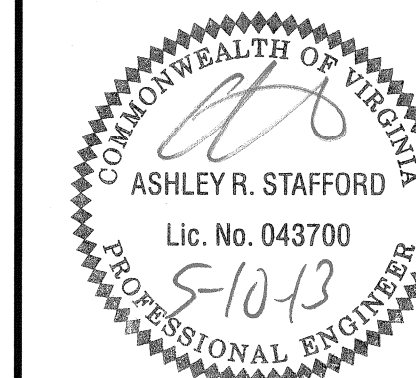
**ADTEK**  
 CIVIL STRUCTURAL SPECIALTY ENGINEERING & LANDSCAPE ARCHITECTURE  
 3251 Old Lee Highway, Suite 405  
 Fairfax, Virginia 22030  
 Phone: 703-691-4040 Fax: 703-691-4056  
 www.adtekengineers.com





**ADTEK**  
CIVIL, STRUCTURAL, SPECIALTY ENGINEERING, LANDSCAPE ARCHITECTURE  
3251 Old Lee Highway, Suite 405  
Fairfax, Virginia 22030  
Phone: 703-691-4040 Fax: 703-691-4056  
[www.adtekingineers.com](http://www.adtekingineers.com)

NO.	DATE	ISSUE DESCRIPTION
	5/10/13	RE-SUBMISSION
	3/22/13	RE-SUBMISSION
	5/4/12	RE-SUBMISSION
	4/6/12	RE-SUBMISSION
	2/21/12	RE-SUBMISSION
	2/3/12	RE-SUBMISSION
	11/17/11	PRC PLAN SUBMISSION



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AND SIGNED IN BLUE.

**SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION AND ADDITIONS  
HUNTER MILL DISTRICT      FAIRFAX COUNTY, VA**

OVERALL PLAN			
SCALE: 1"=50'	DATE: 2/21/2012	PROJECT NUMBER: 11090002	DRAWING NUMBER: 4

I:\Proj\11090002 SUNRISE VALLEY\Dwg 11090002\DWG\PRC\04 PROP OVERALL SITE.dwg PLOTTED May 10, 2013



MATCHLINE SEE SHEET 4

0271 03010002  
JAN S KARCZ JR  
10827 CROSS-SCHOOL RD  
RESTON, VA 20191

0271 03010003  
ADAM MACALUSO  
10825 CROSS SCHOOL RD  
RESTON, VA 20191

0271 03010004  
FRANKLIN AND NANCY WILSON  
10823 CROSS SCHOOL RD  
RESTON, VA 20191

MATCHLINE SEE SHEET 4

COMMONWEALTH OF VIRGINIA  
 ASHLEY R. STAFFORD  
 Lic. No. 043700  
 5-10-13  
 PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT  
INDICATED IN THE TITLE BLOCK ONLY AND ONLY  
IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP  
AND SIGNED IN BLUE

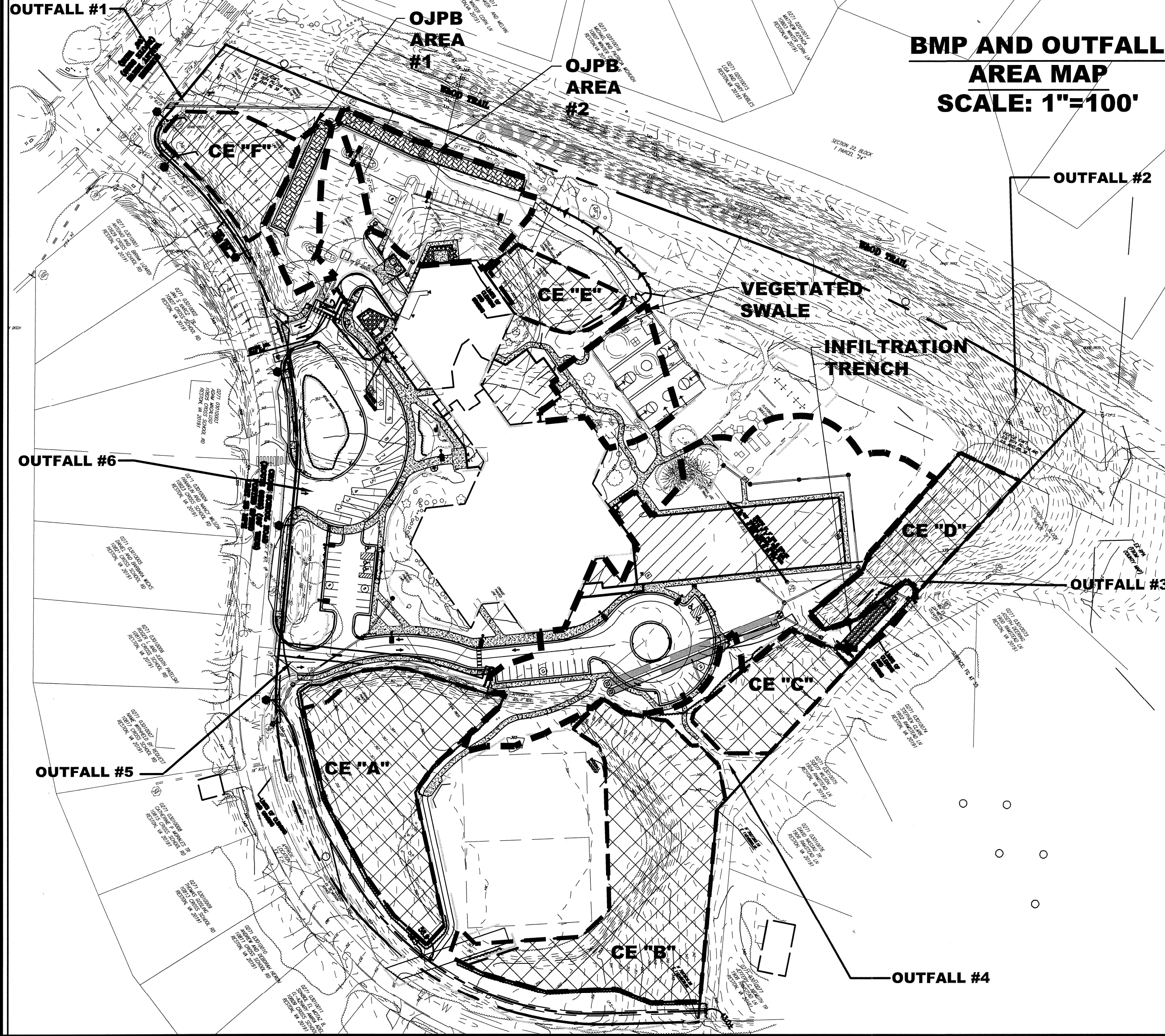
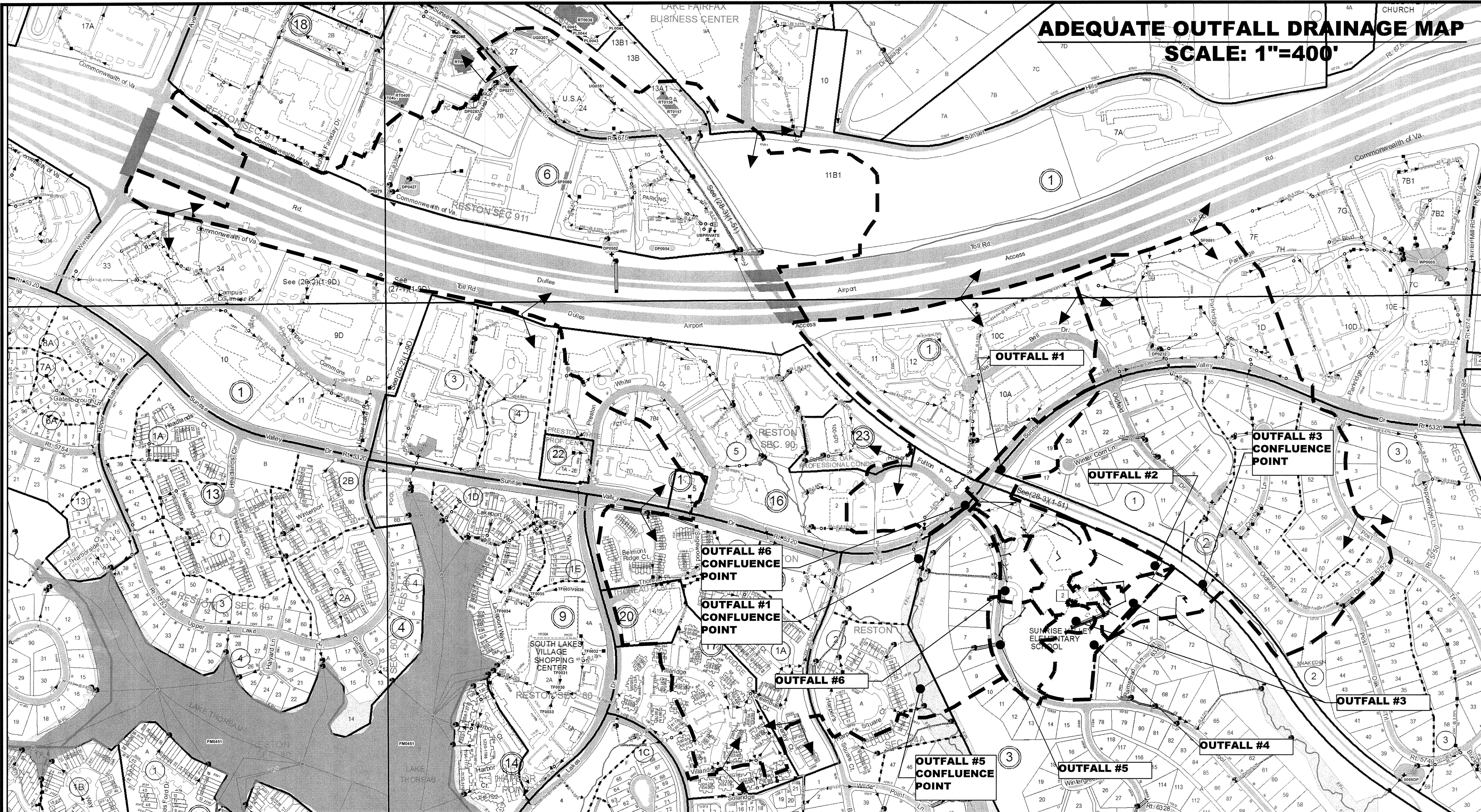
**SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION AND ADDITIONS  
HUNTER MILL DISTRICT      FAIRFAX COUNTY, VA**

## PRC PLAN

SCALE: 1"=30'	DATE: 2/21/2012	
DRAWN BY: JCB	CHECKED BY: JS	PROJECT NUMBER: 11090002 DRAWING NUMBER: 5



**ADEQUATE OUTFALL DRAINAGE MAP**  
**SCALE: 1"=400'**



**BMP AND OUTFALL**  
**AREA MAP**  
**SCALE: 1"=100'**

**SIGHT DISTANCE WAIVER:**

A VDOT DESIGN EXCEPTION WAIVER (LD-448) WAS APPROVED ON NOVEMBER 14, 2012 FOR INADEQUATE SIGHT DISTANCE FOR THE EXISTING NORTHERN PARKING LOT ENTRANCE SIGHT DISTANCE LEFT LINE AND EXISTING SOUTHERN CONVERTED KISS AND RIDE ENTRANCE SIGHT DISTANCE RIGHT LINE FOR VERTICAL CLEARANCE ALONG SIGHT LINES DUE TO AN EXISTING HIGH POINT IN THE PAVEMENT OF CROSS SCHOOL ROAD. SIGHT DISTANCE PROFILES ALONG WITH THIS SIGNED APPROVAL LETTER WILL BE PART OF THE SITE PLAN.

**NOTE:**

PER ARTICLE 16 IN THE ZONING ORDINANCE, MINOR MODIFICATIONS (INCLUDING SITE PLAN REVIEW COMMENTS) TO THE FEATURES SHOWN IN THE PRC PLAN MAY BE PERMITTED WHEN IT IS DETERMINED BY THE ZONING ADMINISTRATOR THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED REZONING AND DEVELOPMENT PLANS.

**BMP NARRATIVE:**

THE PRE-DEVELOPMENT AND POST-DEVELOPMENT IMPERVIOUS AREAS FOR THIS SITE ARE 3.75 ACRES (163,304 SQUARE FEET) AND 4.72 ACRES (205,603 SQUARE FEET) WHICH IS A 0.97 ACRE (42,253 SQUARE FEET) INCREASE WHICH IS MORE THAN THE ALLOWABLE IMPERVIOUS INCREASE FOR REDEVELOPMENT 163,304 SQUARE FEET X 0.20 = 32,661 SQUARE FEET RESPECTIVELY THEREFORE THIS SITE HAS TO PROVIDE 40% PHOSPHORUS REMOVAL PER PFM SECTION 6-401.2A SINCE THIS DEVELOPMENT DOES NOT MEET REDEVELOPMENT CRITERIA OF PFM SECTION 6-401.2B. TO MEET THE WATER QUALITY REQUIREMENTS FOR THE SITE THERE WILL BE SIX (6) CONSERVATION EASEMENTS LOCATED ON THE PERIMETER OF THE SITE IN THE HEAVILY WOODED AREAS THAT WILL BE PERPETUALLY UNDISTURBED, TWO (2) OPEN JOINT PAVEMENT BLOCK PARKING STALL AREAS, ONE (1) VEGETATED SWALE AND ONE (1) INFILTRATION TRENCH. SEE MAP ON THIS SHEET.

**SWM NARRATIVE:**

THE PRE-DEVELOPMENT AND POST-DEVELOPMENT IMPERVIOUS AREAS FOR THIS SITE ARE 3.75 ACRES AND 4.72 ACRES RESPECTIVELY WHICH IS A 26% INCREASE. THERE ARE TWO STORMWATER MANAGEMENT SYSTEMS ON-SITE, OPEN JOINT PAVEMENT BLOCK PARKING STALLS WITH STONE STORAGE AND INFILTRATION TRENCH (COMBINATION OF STONE AND CMP PIPES). THIS RESULTS IN AN OVERALL DECREASE IN RUNOFF FROM THE POST-DEVELOPMENT CONDITIONS VERSUS THE PRE-DEVELOPMENT CONDITIONS FOR THE OVERALL SITE.

**OUTFALL NARRATIVE:**

SUNRISE VALLEY ELEMENTARY SCHOOL IS AN EXISTING 14.98 ACRE SCHOOL SITE. THE SCHOOL IS LOCATED ON CROSS SCHOOL ROAD (ROUTE #6325) IN THE HUNTER MILL DISTRICT (DIFFICULT RUN WATERSHED) AND IS SURROUNDED TO THE NORTH BY THE W&OD TRAIL, SOUTH, EAST AND WEST BY THE RESTON SECTION 24 SUBDIVISION DEVELOPMENT. THE PROPOSED IMPROVEMENTS TO THE PROPERTY CONSIST OF BUILDING ADDITIONS WITH ASSOCIATED SIDEWALKS, KISS-N-RIDE, PARKING AREAS AND UTILITY IMPROVEMENTS.

THE OVERALL SITE HAD AN EXISTING IMPERVIOUS AREA OF 3.75 ACRES, C-FACTOR OF 0.45. THE OVERALL SITE WITH THE PROPOSED DEVELOPMENT HAS AN IMPERVIOUS AREA OF 4.72 ACRES, C-FACTOR OF 0.49 WHICH IS A 26% INCREASE.

THERE ARE SIX OUTFALLS AFFECTED BY THIS DEVELOPMENT WHICH ARE LOCATED AT THE NORTHWEST, NORTHEAST, EAST, SOUTHEAST, SOUTHWEST AND WEST BOUNDARIES. OUTFALL #1 TO THE NORTHWEST IS A COMBINATION OF ON-SITE AREA FROM A PORTION OF THE EXISTING PLAYFIELDS, ENTIRE EXISTING SCHOOL ROOF, PORTION OF THE EXISTING PARKING LOT, FORESTED AREA ALONG WITH AREA FROM A PROPOSED CLASSROOM ADDITION ROOF THAT IS CAPTURED BY AN EXISTING STORM SYSTEM ON-SITE AND CONNECTS WEST INTO AN EXISTING STORM SEWER SYSTEM IN SUNRISE VALLEY DRIVE. OUTFALL #2 TO THE NORTHEAST IS ON-SITE AREA FROM AN EXISTING PLAY AREA ALONG WITH A FORESTED AREA THAT IS CONVEYED BY AN EXISTING DITCH EAST INTO AN EXISTING STREAM WITHIN A COUNTY MAPPED FLOODPLAIN. OUTFALL #3 TO THE EAST IS A COMBINATION OF ON-SITE AREA FROM A PORTION OF THE PROPOSED KISS-N-RIDE/PARKING AREAS, PROPOSED CLASSROOM ADDITION ROOF AND AN EXISTING FORESTED AREA THAT IS CAPTURED IN A 84" CMP UNDERGROUND DETENTION SYSTEM AND DISCHARGED ON-SITE LEADING TO AN INFILTRATION TRENCH (COMBINATION OF STONE AND CMP PIPES) THAT WILL RESULT IN 0 CFS FOR THE 2 AND 10 YEAR STORM EVENTS RUNOFF FROM THIS OUTFALL. OUTFALL #4 TO THE SOUTHEAST IS ON-SITE AREA FROM AN EXISTING PLAY FIELD ALONG WITH AN EXISTING FORESTED AREA THAT IS CONVEYED SOUTHEAST VIA AN EXISTING SHEET FLOW CONDITION. OUTFALL #5 TO THE SOUTHWEST IS ON-SITE AREA FROM A PORTION OF THE EXISTING PARKING LOT, PORTION OF THE PROPOSED EXPANSION OF THE PARKING LOT, A PORTION OF THE EXISTING PLAY FIELD ALONG WITH AN EXISTING FORESTED AREA THAT IS CAPTURED IN AN EXISTING ROADSIDE DITCH ON CROSS SCHOOL ROAD AND DISCHARGES WEST INTO AN EXISTING STORM SYSTEM THAT DISCHARGES INTO AN EXISTING STREAM WITHIN A COUNTY MAPPED FLOODPLAIN. OUTFALL #6 TO THE WEST IS ON-SITE AREA FROM A PORTION OF THE EXISTING PARKING LOT, PORTION OF THE PROPOSED EXPANSION OF THE PARKING LOT AND AN EXISTING FORESTED AREA THAT IS CAPTURED IN AN EXISTING ROADSIDE DITCH ALONG CROSS SCHOOL ROAD AND CONNECTS TO AN EXISTING STORM SYSTEM UNTIL IT CONNECTS WITH THE EXISTING STORM SYSTEM IN SUNRISE VALLEY DRIVE.

PER THE PFM REQUIREMENTS SET FORTH IN 6-2023 OUTFALLS #1, #3, #5 AND #6 WILL BE ANALYZED TO A CONFLUENCE POINT WHERE THERE IS ANOTHER CONTRIBUTING DRAINAGE AREA OF 90% OF EACH OF THESE SITE OUTFALLS. OUTFALL #2 HAS NO INCREASE IN IMPERVIOUS AREA AND THE EXISTING DITCH OUTFALL WITHIN THE HEAVILY WOODED AREA REMAINS IN GOOD CONDITION. OUTFALL #4 HAS A DECREASE IN AREA TO REDUCE THE IMPACT OF THE PROPOSED DEVELOPMENT TO THIS OUTFALL FROM THE PROPOSED KISS-N-RIDE/PARKING AREA BECAUSE THIS OUTFALL IS AN EXISTING SHEET FLOW CONDITION. OUTFALL #1 PROPOSES TWO OPEN JOINT PAVEMENT BLOCK PARKING STALL AREAS WITH STONE STORAGE THAT WILL INFILTRATE INTO THE IN-SITU SOILS PROVIDING A REDUCTION OF FLOW IN WHICH THE POST-DEVELOPMENT FLOW IS LESS THAN THE PRE-DEVELOPMENT FLOW. OUTFALL #1 MEETS A CONFLUENCE POINT WITHIN ANOTHER DRAINAGE AREA AT AN EXISTING STREAM TO THE WEST OF THE SCHOOL SITE AND A PRELIMINARY CROSS SECTION HAS SHOWN THAT THE FLOW IS CONTAINED WITHIN THE BANKS OF THE CHANNEL AND THE VELOCITY IS NON-EROSIVE. OUTFALL #3 PROPOSES A 84" CMP UNDERGROUND DETENTION SYSTEM UTILIZING THE PFM DETENTION METHOD THAT DISCHARGES ON-SITE INTO AN INFILTRATION TRENCH (COMBINATION OF STONE AND CMP PIPES) WHICH ALSO CAPTURES WOODED AREA. THIS OUTFALL WILL HAVE 0 CFS RUNOFF FROM THE SCHOOL PROPERTY SINCE THE RUNOFF WILL BE INFILTRATED INTO THE IN-SITU SOILS THAT RESULTS IN THE POST-DEVELOPMENT FLOW (INCLUDING MINOR DRAINAGE DIVERSION) BEING LESS THAN THE PRE-DEVELOPMENT FLOW FOR THE 2 AND 10 YEAR STORM EVENTS. IT SHOULD BE NOTED THAT EFFORTS WILL BE MADE TO ENSURE THAT THE DISCHARGE FROM OUTFALL #3 DOES NOT INCREASE ABOVE THE CURRENT RUNOFF DURING CONSTRUCTION. OUTFALL #3 MEETS A CONFLUENCE POINT WITH ANOTHER DRAINAGE AREA AT AN EXISTING STREAM TO THE EAST OF THE SCHOOL SITE. OUTFALL #5 MEETS A CONFLUENCE POINT WITH ANOTHER DRAINAGE AREA AT AN EXISTING STREAM TO THE SOUTHWEST OF THE SCHOOL SITE AND A PRELIMINARY CROSS SECTION HAS SHOWN THAT THE FLOW IS CONTAINED WITHIN THE BANKS OF THE CHANNEL AND THE VELOCITY IS NON-EROSIVE. OUTFALL #6 MEETS A CONFLUENCE POINT WITH ANOTHER DRAINAGE AREA AT THE INTERSECTION OF CROSS SCHOOL ROAD AND SUNRISE VALLEY DRIVE IN AN EXISTING STORM SYSTEM AND THE LIMIT OF DOWNSTREAM REVIEW LIES WITHIN AN EXISTING 24" PIPE THAT IS ADEQUATE TO HANDLE THE TEN YEAR STORM.

\*\*FINAL SELECTION AND PLACEMENT OF THE BEST MANAGEMENT PRACTICES FACILITIES, ADDITION OF STORMWATER MANAGEMENT FACILITIES AND IMPROVEMENTS TO OUTFALLS AREA SUBJECT TO CHANGE UPON FINAL ENGINEERING OF THE SITE PLAN AND PER ANY REVIEW COMMENTS MADE BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS SITE REVIEW.\*\*

**Part 3: Compute the Total Phosphorus Removal for the Site**

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)	"C" Factor (5)		Product (6)
On-Site Conservation Easement "A"	Conservation Easmt	100	x	0.06	x	1.00	= 5.67
On-Site Conservation Easement "B"	Conservation Easmt	100	x	0.08	x	1.00	= 7.54
On-Site Conservation Easement "C"	Conservation Easmt	100	x	0.02	x	1.00	= 2.16
On-Site Conservation Easement "D"	Conservation Easmt	100	x	0.02	x	1.00	= 2.36
On-Site Conservation Easement "E"	Conservation Easmt	100	x	0.01	x	1.00	= 1.40
On-Site Conservation Easement "F"	Conservation Easmt	100	x	0.02	x	1.00	= 2.07
Open Joint Pavement Block Area #1	Pervious Pavement	65	x	0.01	x	1.40	= 1.28
Open Joint Pavement Block Area #2	Pervious Pavement	65	x	0.04	x	1.40	= 3.34
Vegetated Swale	Vegetated Swale	65	x	0.02	x	1.30	= 1.88
Infiltration Trench	Infiltration	70	x	0.18	x	1.10	= 13.98
(a) Total =							41.87

LD-448  
(3-1-11)

Page 1 of 1

**DEPARTMENT OF TRANSPORTATION**  
**LOCATION AND DESIGN/STRUCTURE & BRIDGE**  
**DESIGN WAIVER REQUEST**

(See IIM-LD-227 for the definition of Design Waiver)

To: Mr. Stephen L. Bates  
District Location and Design Engineer  
From: John Souser, PE  
Project Designer (L&D or S&B)

Date: October 17, 2012

State Project Number: Not a state project Federal Project Number: Not a federal project

Fairfax  
County/City: County/McLean District: Hunter Mill Funding Source: Fairfax County  
Project Description: Public Schools  
From: Sunrise Valley Drive (Route 5320) UPC: No UPC  
To: Midsummer Drive (Route 6329)

Functional Classification: Urban Local Minimum VDOT GS Standard: GS-8

Min. VDOT Standard: 335' Min. AASHTO Standard: 335'

A Design Waiver is requested for the following:  
☐ Clear Zone ☐ Minimum Radius ☐ Ditch Width  
☐ Total Shoulder Width ☐ Pedestrian Accessibility ☐ Lane Tapers  
☐ Paved Shoulders Width ☐ Compliance(See IIM-LD-55) ☐ Buffer Strip Width  
☐ Curb and Gutter ☒ Intersection Sight Distance ☐ Superlevation  
Other

Design Waiver request must address the following:

- Established design criteria versus proposed and existing criteria (including traffic data, design speed and posted speed)
- Reason the appropriate design criteria cannot be met
- Justification for the proposed criteria
- Any background information which documents, supports or justifies the request
- Any mitigation that will be provided to further support or justify the request
- Safety implications of the request
- Cost to meet standard versus project cost

Attach all supporting documentation to this exhibit including crash history (past three years).

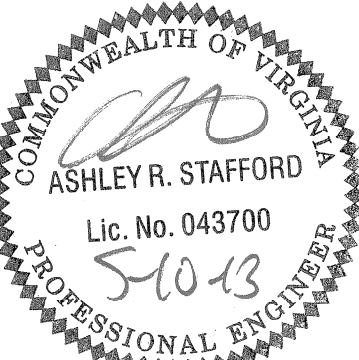
Recommend for Approval by: Date:

Approved by: Paul J. Lawrence, Assist. State Structure and Bridge Eng. Date: 11.14.12

CC: Appropriate Assistant State Location and Design Engineer

Project Manager

QMAC Section Manager



THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

**SUNRISE VALLEY ELEMENTARY SCHOOL**  
**RENOVATION AND ADDITIONS**  
**HUNTER MILL DISTRICT**  
**FAIRFAX COUNTY, VA**

**BMP-SWM-ADEQUATE OUTFALL**

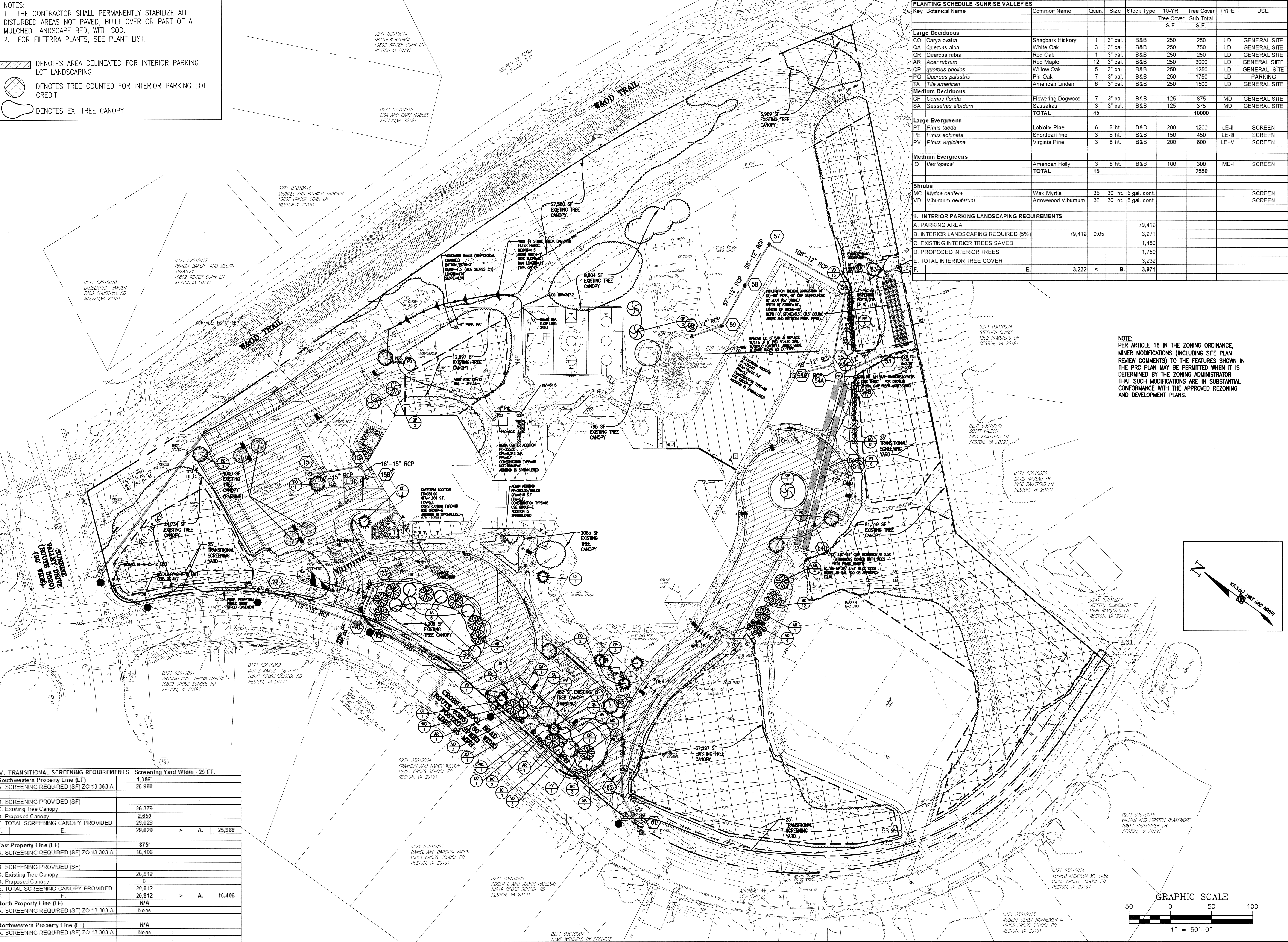
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CHECKED BY: JS  
DATE: 2/21/2012  
PROJECT NUMBER: 11090002  
DRAWING NUMBER: 6

NO.	DATE	DESCRIPTION	ISSUE
5/10/13	RE-SUBMISSION		
3/22/13	RE-SUBMISSION		
5/4/12	RE-SUBMISSION		
4/6/12	RE-SUBMISSION		
2/21/12	RE-SUBMISSION		
2/5/12	RE-SUBMISSION		
11/17/11	PRC PLAN SUBMISSION		



NOTES:  
1. THE CONTRACTOR SHALL PERMANENTLY STABILIZE ALL DISTURBED AREAS NOT PAVED, BUILT OVER OR PART OF A MULCHED LANDSCAPE BED, WITH SOD.  
2. FOR FILTERRA PLANTS, SEE PLANT LIST.

- /// DENOTES AREA DELINEATED FOR INTERIOR PARKING LOT LANDSCAPING.
- ⊗ DENOTES TREE COUNTED FOR INTERIOR PARKING LOT CREDIT.
- DENOTES EX. TREE CANOPY



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NO.	DATE	ISSUE
5/10/13	RE-SUBMISSION	
3/22/13	RE-SUBMISSION	
5/4/12	RE-SUBMISSION	
4/6/12	RE-SUBMISSION	
2/21/12	RE-SUBMISSION	
2/9/12	RE-SUBMISSION	
11/17/11	PRG PLAN SUBMISSION	

COMMONWEALTH OF VIRGINIA  
ASHLEY R. STAFFORD  
Lic. No. 043700  
Professional Engineer

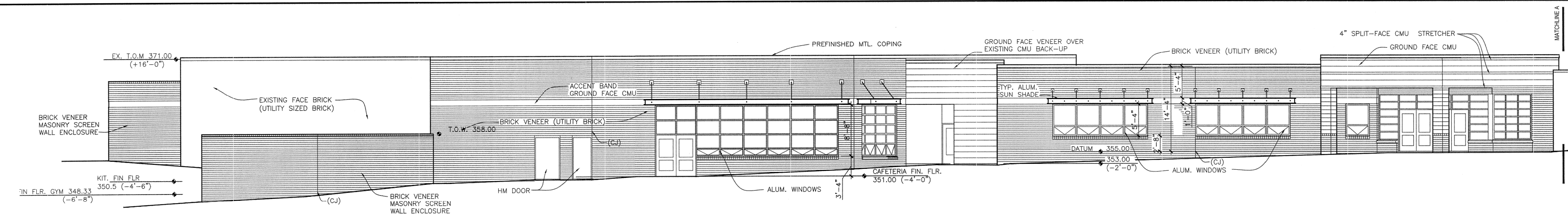
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**SUNRISE VALLEY ELEMENTARY SCHOOL RENOVATION AND ADDITIONS**  
HUNTER MILL DISTRICT FAIRFAX COUNTY, VA  
LANDSCAPE PLAN

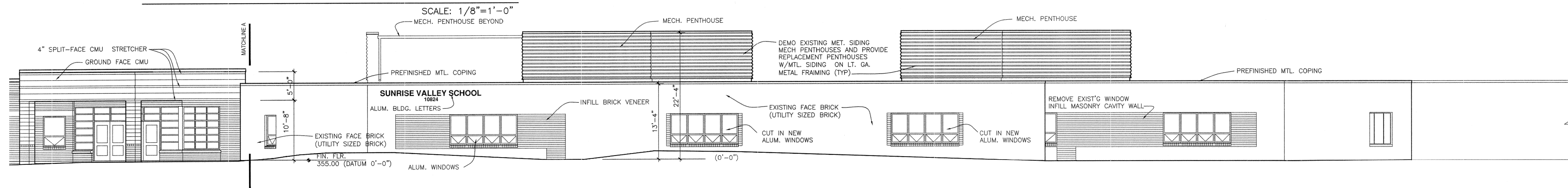
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DRAWN: JCB	CHECKED: JS	BY: JS	



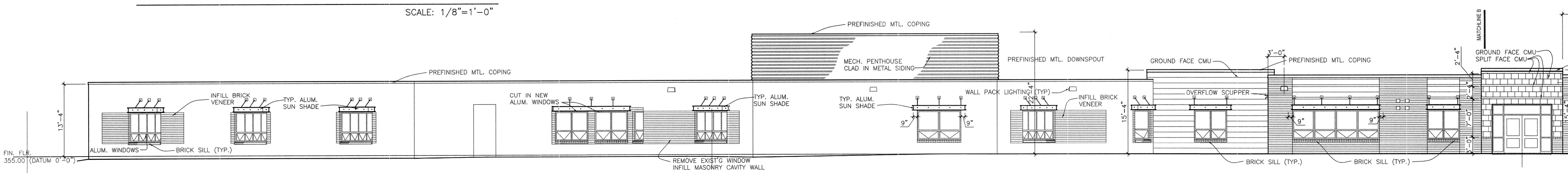
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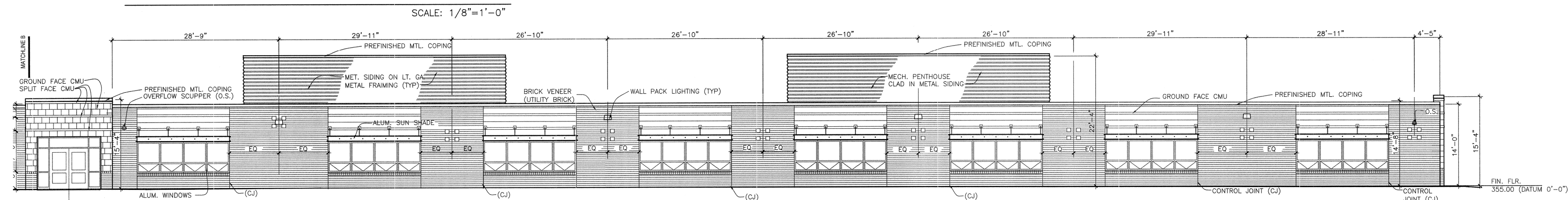
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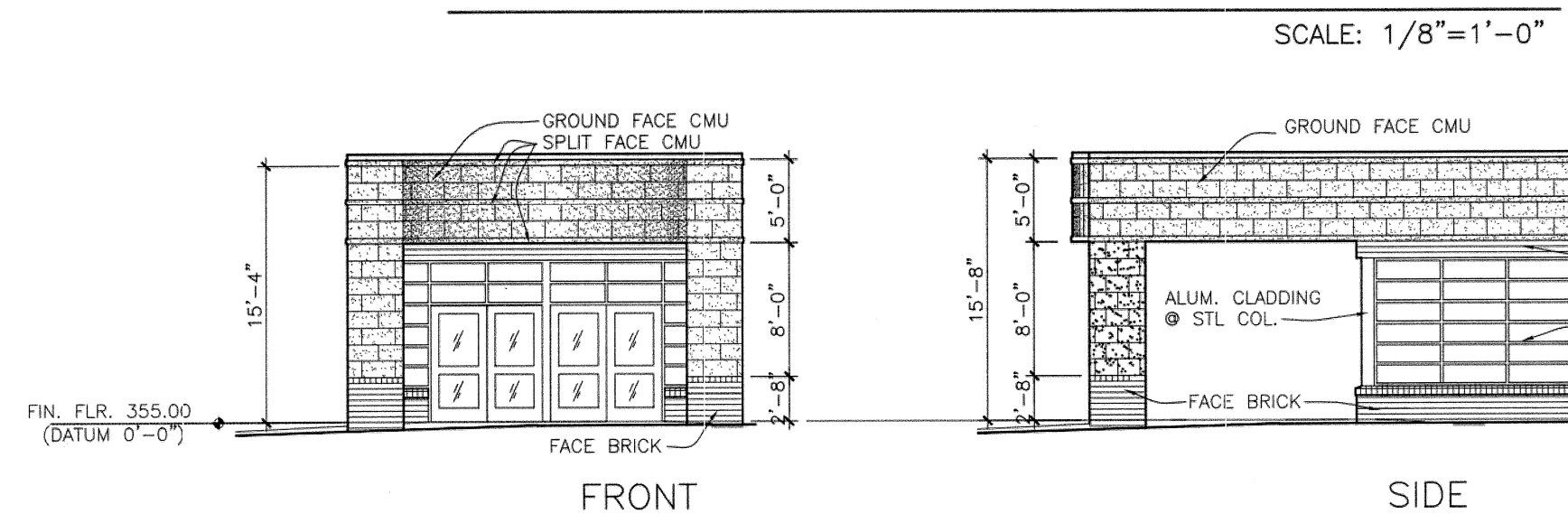
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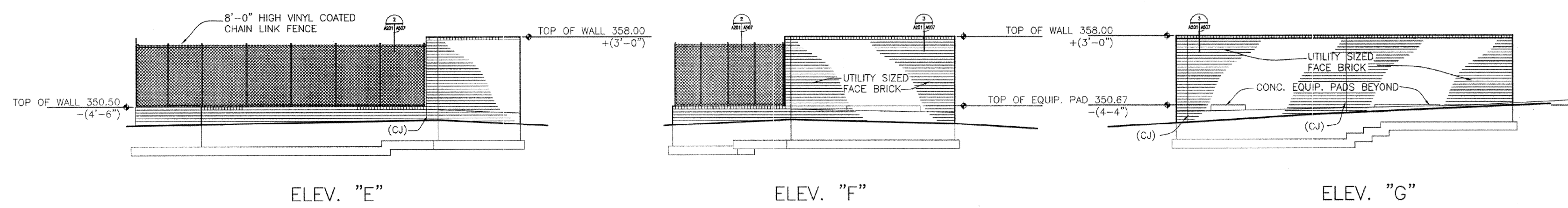
BUILDING ELEVATION B



BUILDING ELEVATION B



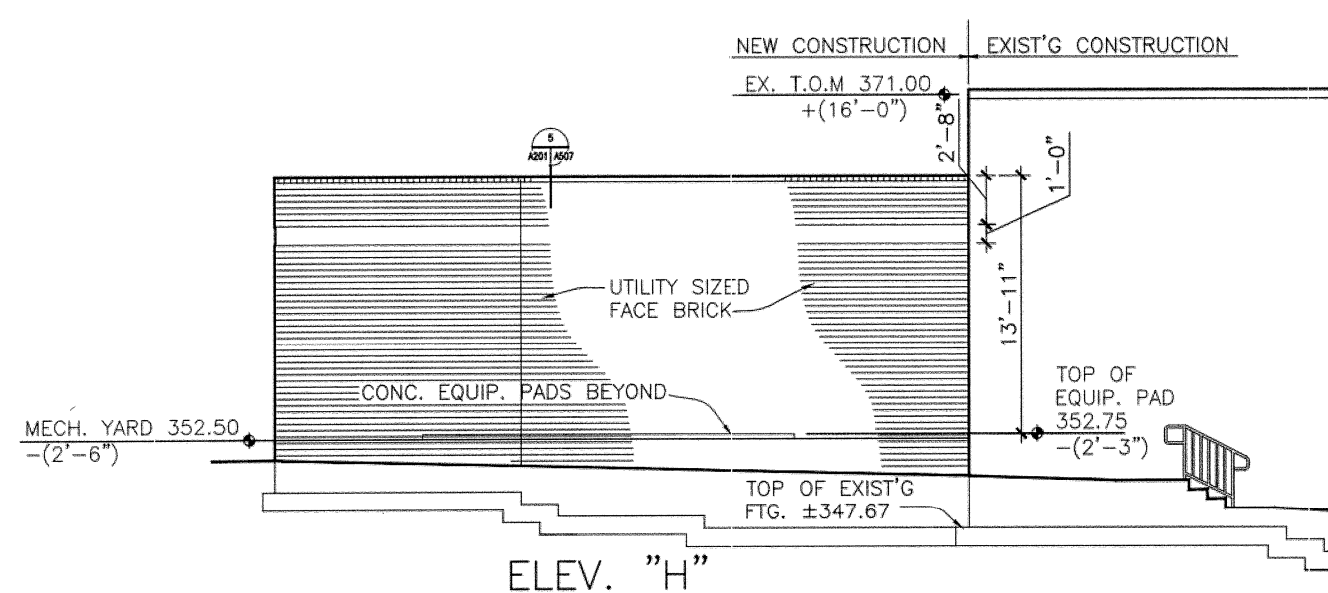
MAIN ENTRANCE ELEVATIONS



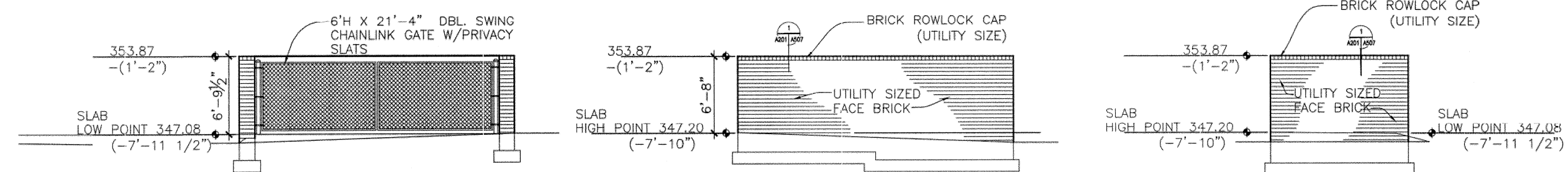
ELEV. "E"  
SCREEN WALL ELEVATIONS

ELEV. "F"

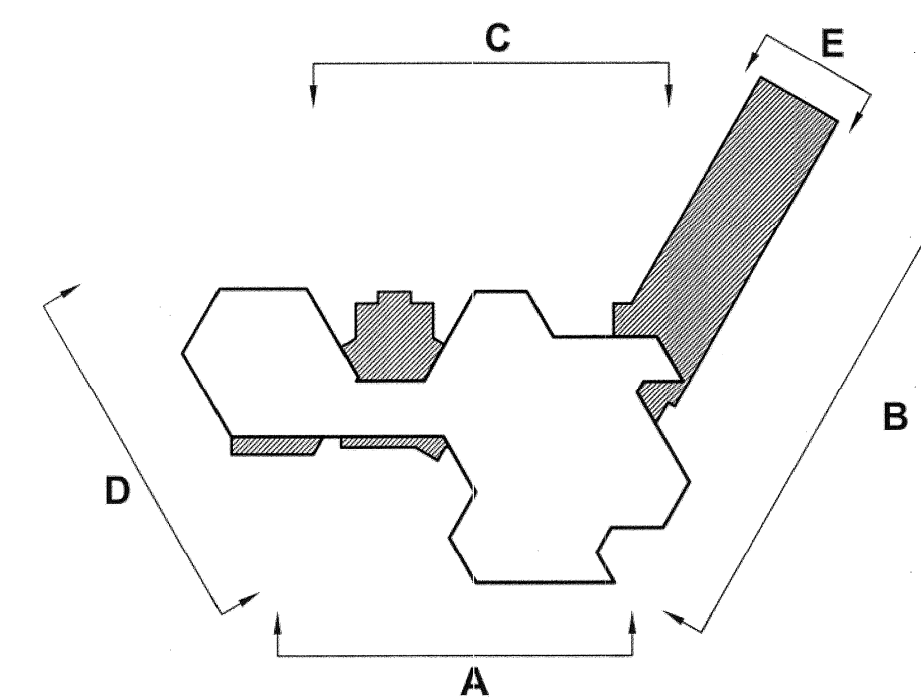
ELEV. "G"



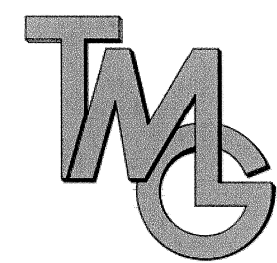
SCREEN WALL ELEVATIONS



DUMPSTER ENCLOSURE ELEVATIONS



KEY PLAN

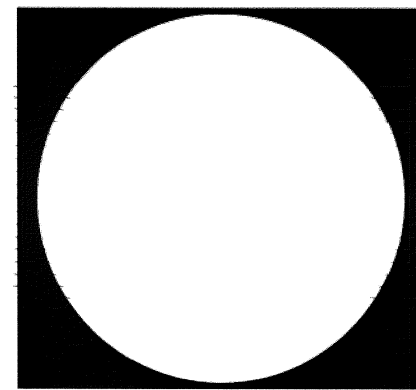


The  
**Marshall**  
Group, Ltd.

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Fairfax  
County  
Public  
Schools  
Department of Facilities and  
Transportation Services  
Office of Design & Construction



#### Consultants

**Adtek Engineers**  
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Fairfax, Virginia 22030  
Phone (703) 691-4040

**Strickler Associates, Ltd**  
9900 Main Street, Suite 300  
Fairfax, Virginia 22031  
Phone: (703) 273 5441

#### Submission

Schematic Design	5/20/11
Schematic Revisions	7/8/11
Design Development	8/22/11
Intermediate Design	11/21/11
100% Construction Documents	3/19/12
Permit documents	5/31/12
Permit - Revision	2/13/13

#### Revisions

No.	Description	Date

**SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION  
10824 CROSS SCHOOL RD., RESTON, VA**

NEW WORK BUILDING ELEVATIONS  
- A & B

State Project Number: 29-28A	TMG Job: 1101
Date: February 13, 2013	
Drawn by: JC	
Checked by: JC	
Scale: 1/8"=1'-0"	

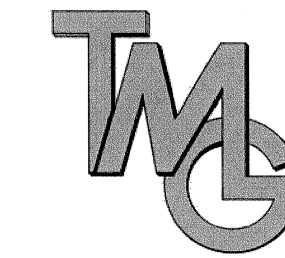
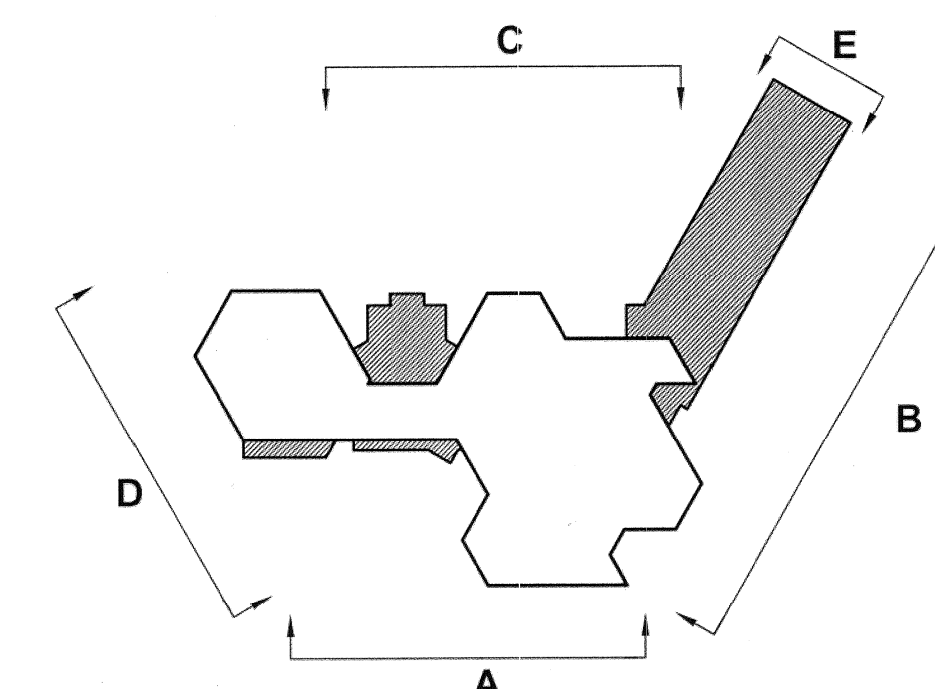
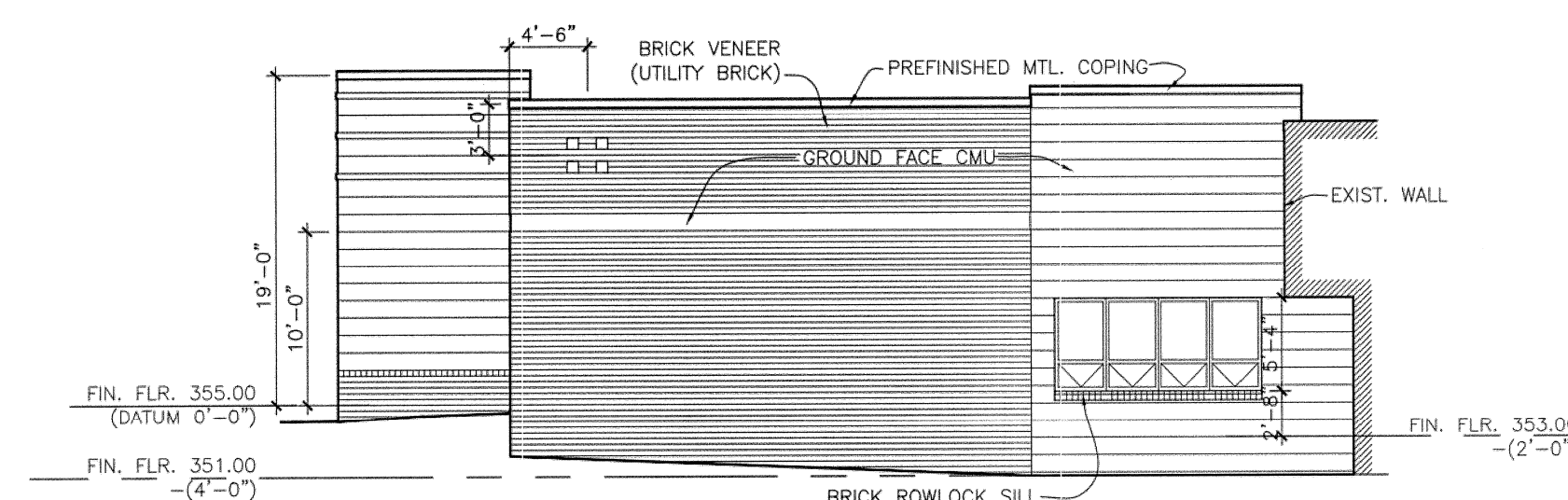
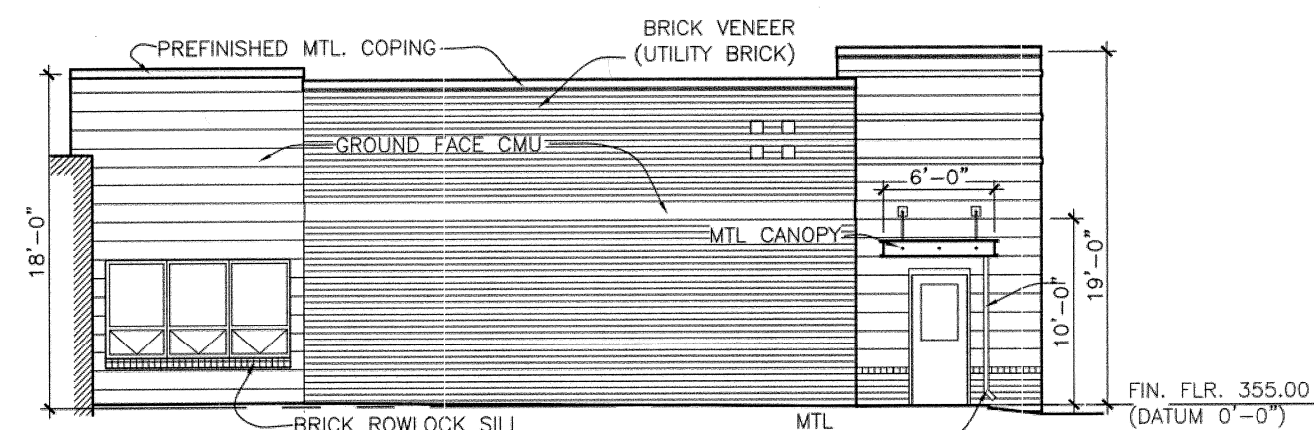
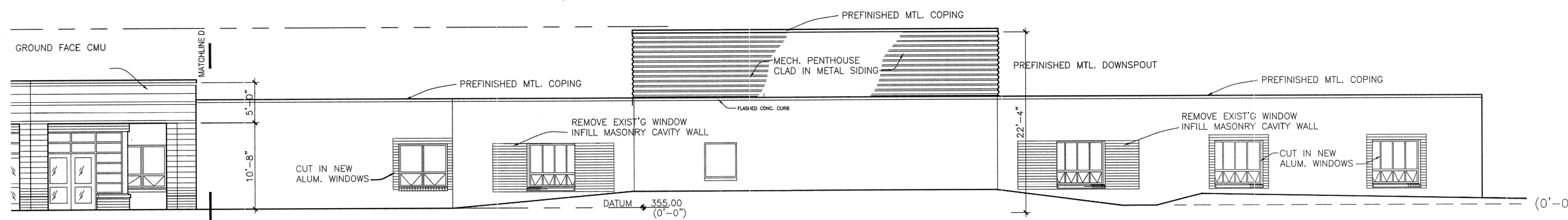
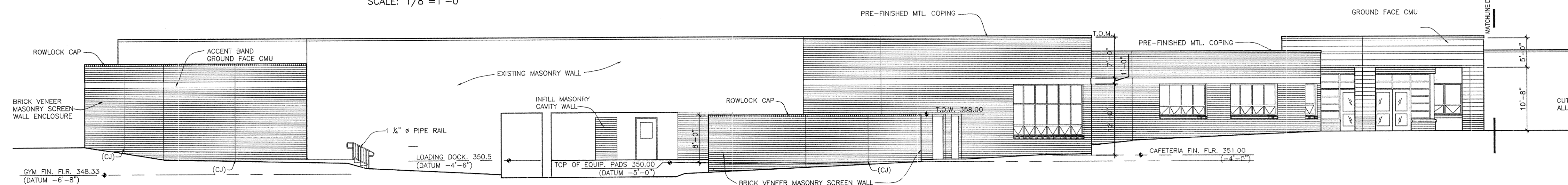
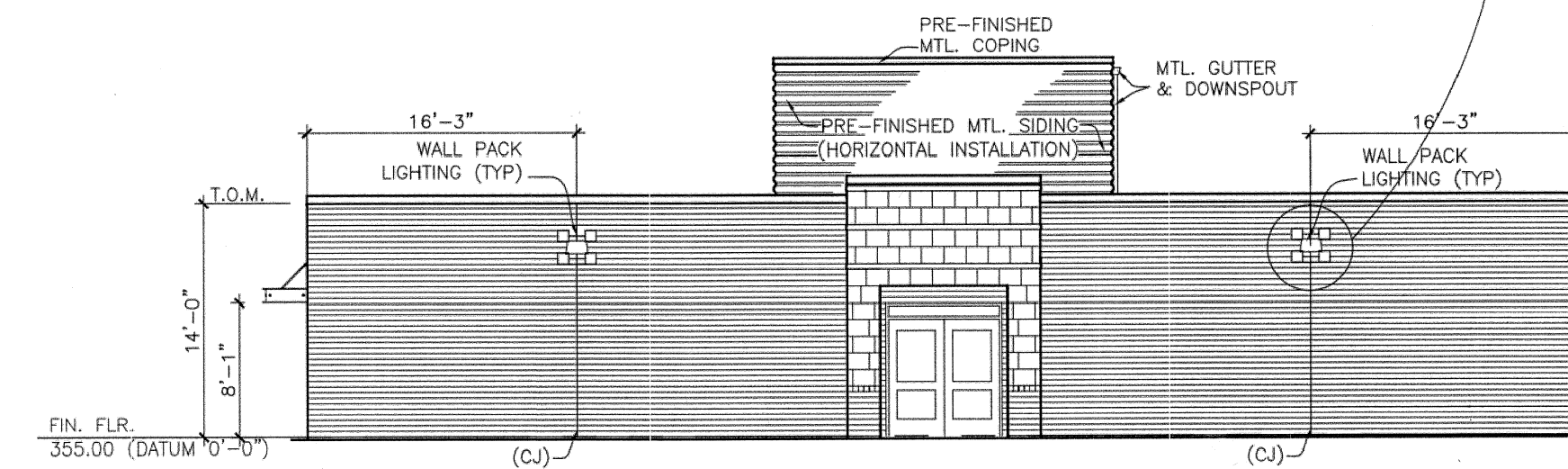
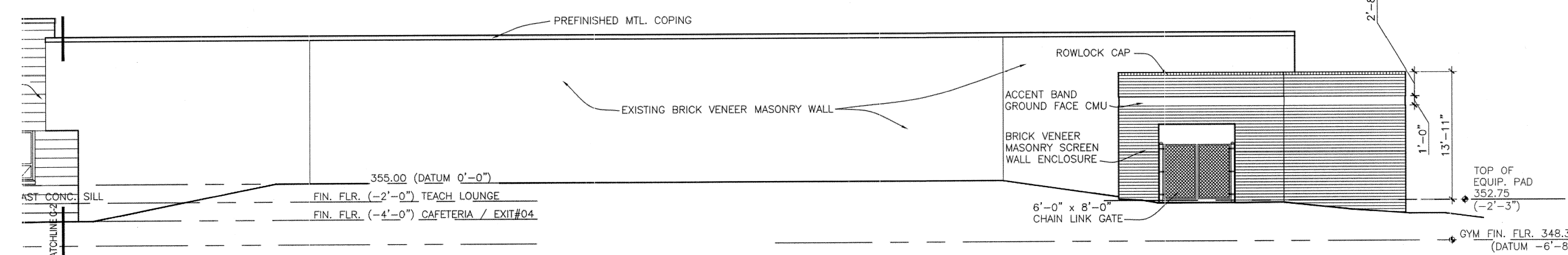
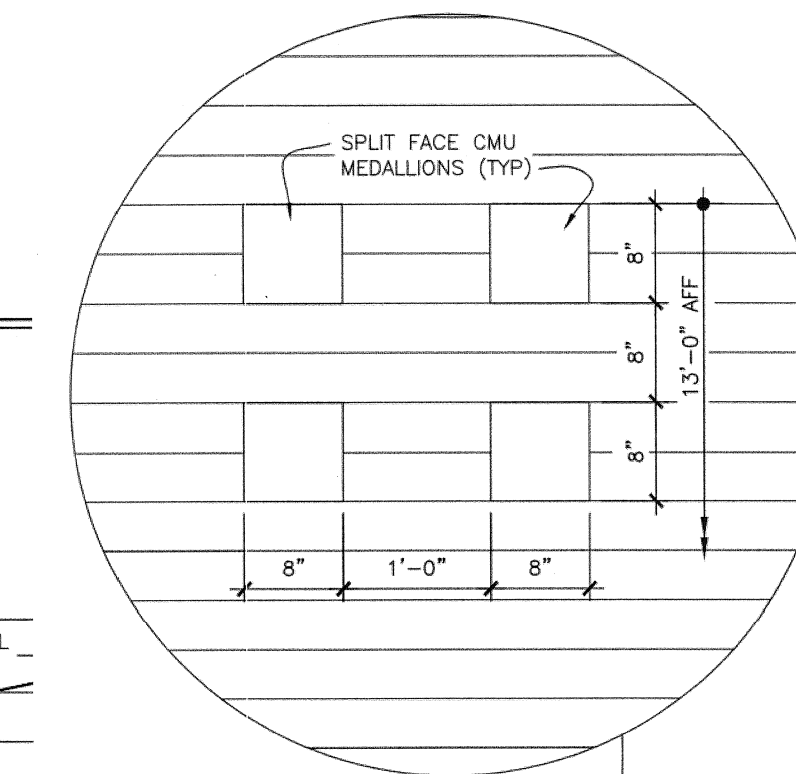
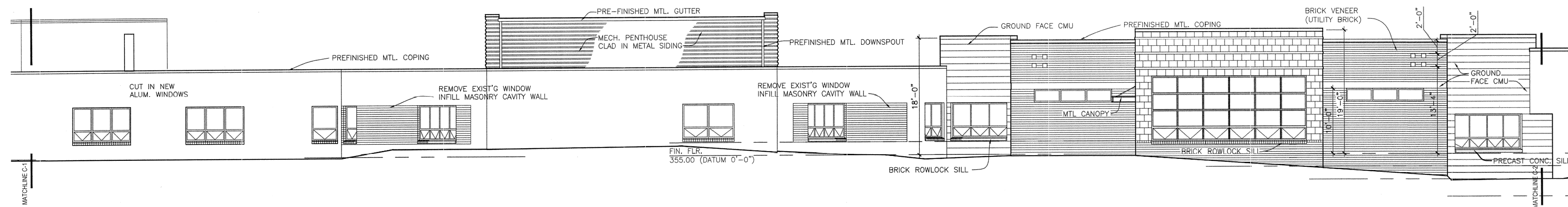
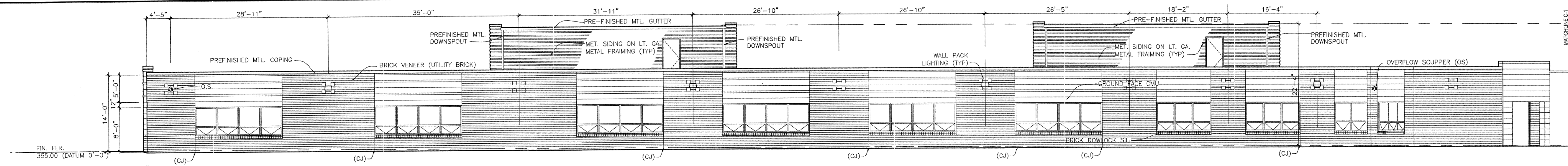
**A-201**

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<b>SUNRISE VALLEY ELEMENTARY SCHOOL RENOVATION AND ADDITIONS HUNTER MILL DISTRICT FAIRFAX COUNTY, VA</b>			
<b>ARCH PLANS - FOR INFO ONLY-1</b>			
SCALE: N.T.S.	DATE: 2/21/2012	PROJECT NUMBER: 11090002	DRAWING NUMBER: 8
DRAWN BY: JC	CHECKED BY: JS	JOB	

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I:\Proj\11090002 SUNRISE VALLEY\DWG\11090002\DWG\PRC\08-09 ARCH PLANS.dwg PLOTTED May 10, 2013

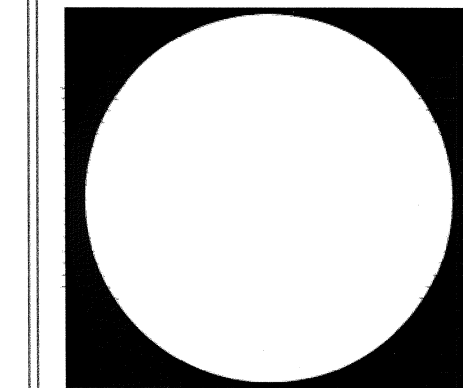


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Fairfax County Public Schools  
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#### Submission

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#### Revisions

No.	Description	Date

SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION  
10824 CROSS SCHOOL RD., RESTON, VA

NEW WORK BUILDING ELEVATIONS  
- C & D

State Project Number : 29-28A	TMG Job: 1101
Date: February 13, 2013	
Drawn by: JC	
Checked by: JC	
Scale: 1/8"=1'-0"	

A-202

SUNRISE VALLEY ELEMENTARY SCHOOL  
RENOVATION AND ADDITIONS  
HUNTER MILL DISTRICT FAIRFAX COUNTY, VA  
ARCH PLANS - FOR INFO ONLY - 2

SCALE: N.T.S.	DATE: 2/21/2012	CHECKED: JS	PROJECT NUMBER: 11090002	DRAWING NUMBER: 9
DRAWN BY: JCB				

**ADTEK**  
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RE-SUBMISSION	NO.	DATE	DESCRIPTION	ISSUE
5/10/13				
3/22/13				
5/4/12				
4/6/12				
2/21/12				
2/3/12				
11/17/11				

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## **BACKGROUND**

The initial staff report for PRC C-377 was published on May 17, 2012. At the time, the Fairfax County Public Schools requested the approval of a PRC Plan for its property at 10824 Cross School Road to expand Sunrise Valley Elementary School and to construct new student pick-up/drop-off areas.

The applicant planned to remove the existing 10,423 square foot temporary classroom annex and two temporary classroom trailers. The following additions were to be constructed to the main school building:

- A 610 square foot administrative addition to the school's front entrance;
- A 1,081 square foot expansion of the school's cafeteria;
- A 5,042 square foot media center; and,
- An 18,946 square feet addition for new classrooms.

Along with these additions, the applicant proposed a new travel lane for school buses near the building's main entrance, and an on-site travel lane for parents who use their cars to pick up and drop off children. These features were intended to reduce the substantial vehicle queue during peak hours on Cross School Road.

The applicant proposed new internal sidewalks and a new asphalt trail along Cross School Road. The applicant planned to manage the impacts of increased stormwater runoff by using 11 tree box filters, seven conservation easements on wooded areas, and off-site stabilization of a partial channel that had become eroded. Finally, the PRC Plan called for 35 additional parking spaces to increase the site's total from 95 to 130 spaces.

Staff recommended approval of the PRC Plan, subject to proposed development conditions that accompanied the May 17, 2012 staff report.

The Planning Commission held a public hearing on this item at their May 31, 2012 meeting. Nearby residents, staff from the Reston Association, and other citizens gave testimony that highlighted environmental concerns with the proposed PRC Plan. Specifically, the testimony criticized the applicant's off-site stabilization strategy related to stormwater management, the removal of mature trees, and the increase in impervious surface resulting from the new travel lanes and additional parking spaces.

The Planning Commission deferred decision on the PRC Plan to their June 28, 2012 meeting. The applicant required additional time to meet with nearby residents and the Reston Association, so the item was deferred indefinitely for this outreach.

## **CHANGES TO THE PRC PLAN**

The applicant submitted a revised PRC Plan on May 10, 2013. The substantive changes are discussed below.



### Building Additions

The applicant has modified the amount of square footage that would be added to the main school building (Figure 1):

- A 984 square foot administrative addition to the school's front entrance (previously 610 square feet);
- A 1,146 square foot expansion of the school's cafeteria (previously 1,081 square feet);
- A 5,042 square foot media center (no change); and,
- A 20,222 square feet addition for new classrooms (previously 18,946 square feet).

The applicant would still remove the temporary classroom annex and the temporary classroom trailers. In total, the applicant proposes 27,376 square feet of new construction, which is 1,303 more square feet than initially proposed. However, the building layout is substantially the same as previously proposed. The applicant has attributed this discrepancy to possibly listing the net floor area figures on the initial

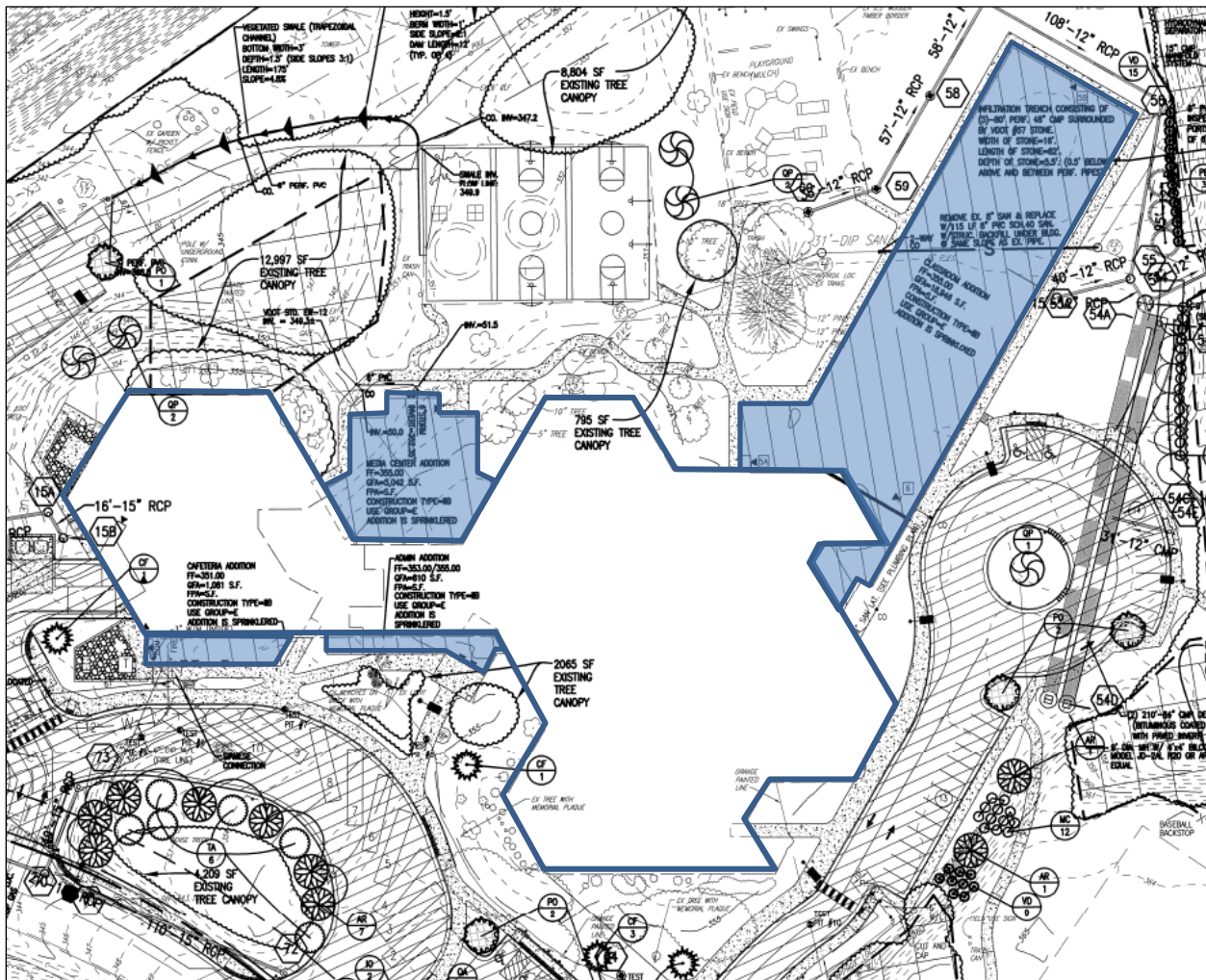


Figure 1: The proposed layout for PRC C-377 (Source – ADTEK Engineers, May 10, 2013)

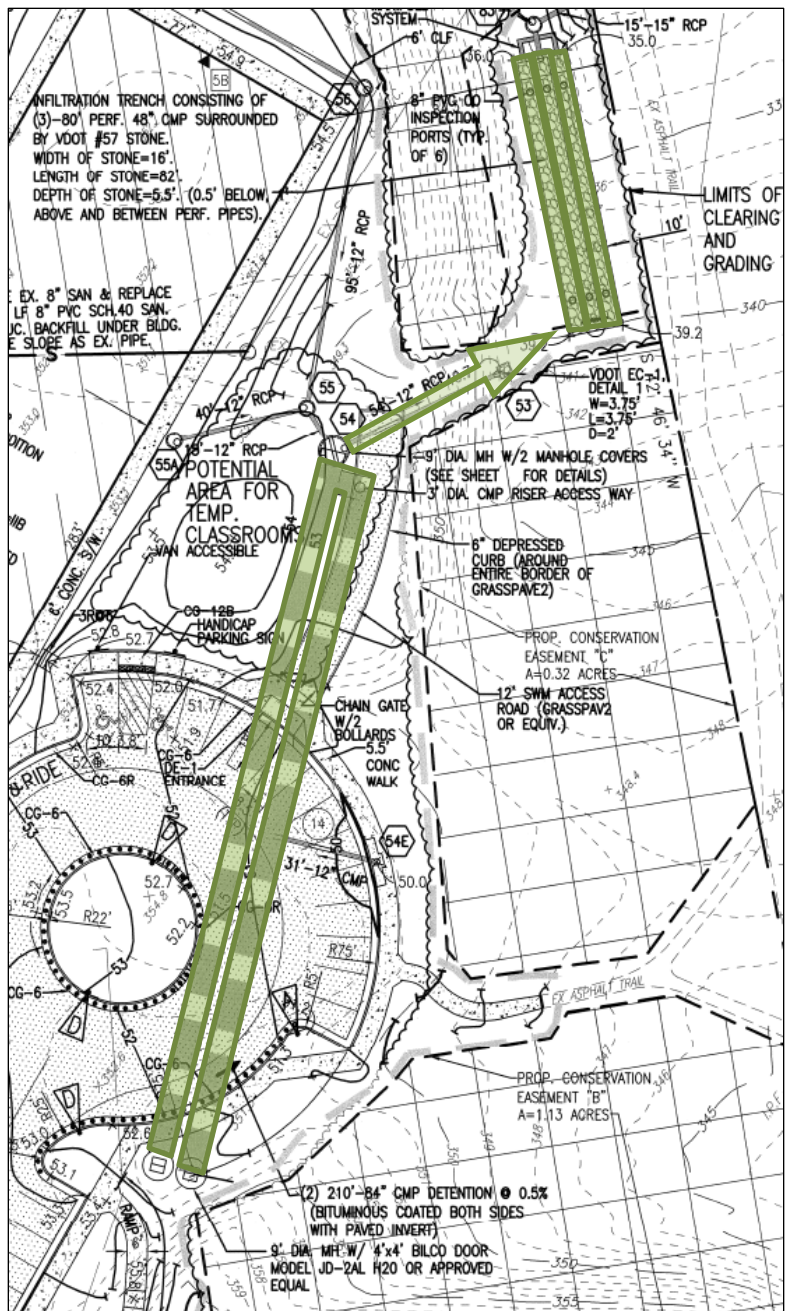


submission as opposed to the gross floor area. Despite the new numbers, the applicant contends that no building design changes have been made since last year.

### Stormwater Management

In response to the public feedback, the applicant has revised the stormwater management strategy for the proposed additions. The applicant's outfall narrative in the previous PRC Plan had indicated that Outfall #3 along the property's eastern boundary was likely inadequate due to the erosive volume of stormwater runoff leaving the site at that location. The Public Facilities Manual (PFM) requires off-site channel stabilization, such as a rip rap lined trench, to the nearest floodplain to slow the flow of water and create adequate outfall. However, adjacent property owners have indicated publicly that they would not agree to the applicant performing this work on their properties.

In lieu of the channel stabilization, the applicant has proposed an on-site underground detention vault (Figure 2) to slow the flow of water leaving Outfall #3. The applicant's revised outfall narrative on Sheet 6 of the PRC Plan states that this underground vault would utilize the PFM's detention method to reduce velocity of the runoff. This detention method reduces the water flow rate for 2- and 10-year storm events to a rate equivalent to that which would be seen if the property was in good forested condition.



**Figure 2: The PRC Plan now shows an underground detention vault that would discharge into an infiltration trench. The arrow shows the direction of flow from the vault to the trench. (Source – ADTEK Engineers, May 10, 2013)**

The water leaving this detention vault would discharge into an approximately 80-foot long infiltration trench. This trench would be located along the southeastern property line. The applicant would need to clear existing vegetation and tree canopy to install



the trench. Water discharging into the trench from the underground detention vault would infiltrate into the soil below. According to the Site Development and Inspections Division (SDID) analysis attached in Appendix 2, the soils located where the proposed infiltration trench would be installed would accommodate Outfall #3's flow based on the soils analysis provided by the applicant.

For other areas of the site, the applicant has removed the tree box filters from the PRC Plan and would instead use open joint pavement blocks in the exiting employee parking lot. These pervious pavers would have a stone storage chamber underneath that would allow some infiltration and discharge the remaining water at a reduced rate into the existing stormwater piping at the northwestern end of the site. The applicant would still use conservation easements over wooded areas as a Best Management Practice (BMP) for increasing water quality.

The applicant has also included a vegetated swale along the property's northern boundary with the W&OD Trail right-of-way that would slow the flow of water to the stormwater piping near the employee parking lot.

SDID points out in their analysis that the applicant did not fully comply with the Zoning Ordinance's submission requirement to describe the site's upstream drainage area. Staff's proposed development conditions would require the applicant to include this description on the project's site plan.

#### Temporary Classrooms During Construction

Staff discussed with the applicant how construction would be staged. The applicant has outlined the playfield at the southern end of the site as the location for temporary classroom trailers during the construction of the school additions. The construction staging area would be behind the existing school building. This area, and any other areas under construction or associated with construction activity, would be surrounded by a six-foot tall fence. The applicant would restrict community use of the site during construction for safety reasons, and anticipates that construction would take approximately 18-24 months.

Staff has been mindful throughout the review process to ensure that ample outdoor recreation space is provided on site. While the temporary classroom trailers on the soccer field would reduce the recreation space on site, this reduction would only last during construction. Staff is comfortable with the applicant's approach to this matter.

#### Asphalt Walkway

The applicant continues to show a five-foot wide asphalt walkway (Figure 3) along Cross School Road between the access point for the automobile pick up and drop off lane and the existing asphalt trail at the property's southern corner. The proposed walkway is off-set from the road approximately 30-40 feet. The applicant has chosen this alternative as a reduced cost strategy for providing pedestrian improvements instead of a sidewalk next to the road, which would require curb and gutter to



construct and presents grading challenges. This walkway would be maintained by the applicant.

The applicant has indicated to staff that this walkway is intended to meet the Americans with Disabilities Act (ADA) Accessibility Guidelines. For ADA compliance the applicant would need to grade the walkway's pathway to smooth out the steep slope as one travels from east to west along Cross School Road. This land disturbance would allow for the asphalt walkway to be no steeper than a five percent grade. The impact of this grading is discussed below.



Figure 3: The proposed trail in relation to Cross School Road with aerial photography for context (Source: ADTEK Engineers and Fairfax County DPZ)

#### Tree Preservation and Landscaping

The landscape plan has several revisions. The applicant has added more landscaping in scattered locations throughout the site. Specifically, supplemental planting can now be seen in the bus loop island, between the new classroom wing and the existing tree buffer to the southeast, and along Cross School Road between the small parking lot and the sidewalk.



After the applicant's initial resubmission in March 2013, the Urban Forest Management Division (UFMD) expressed concerns with the viability of the remaining trees that would surround the infiltration trench (Appendix 3). DPZ staff conducted a site visit with UFMD staff, the applicant's development team, and a representative of the Hunter Mill District office on May 1<sup>st</sup>. The field inspection showed that the proposed trench location contained minimal healthy tree cover.

Although staff's initial concerns about tree canopy loss were assuaged, the applicant had received comments from adjacent residents who were concerned about the increased visibility of the above ground 20,222 square foot classroom addition. The applicant's proposal to address this concern is to plant Wax Myrtle and Arrowwood Viburnum shrubs to better screen the proposed addition. Staff is satisfied that this supplemental screening will be effective at maturity.

The tree line along Cross School Road has been adjusted to show clearing to accommodate the installation of the asphalt walkway. The applicant has adjusted the demarcation of the 25 foot transitional screening buffer for this new tree line. In meetings with the applicant and at the May 1<sup>st</sup> site visit, the applicant noted that despite the grading needed to make the walkway ADA compliant, they would endeavor to maintain as many trees along the walkway and to meander it in such a way as to protect mature trees. The proposed tree line represents a conservative estimate of the tree line's ultimate location post-development. Staff has included a development condition to reiterate this commitment.

#### Bicycle Amenities

The school has one bike rack near the southern end of the main building. The bike rack is not secured to the ground, which does not meet County standards according to the FCDOT analysis (Appendix 4). Staff encourages the applicant to coordinate with FCDOT and identify potential location for bike rack upgrades during site plan review.

## **WAIVERS AND MODIFICATIONS**

#### Transitional Screening and Barriers

On March 20, 2012, the Board of Supervisors approved simultaneous and concurrent processing by the Department of Public Works and Environmental Services (DPWES) of any plans as may be necessary that are associated with PRC C-377. The applicant submitted a request to DPWES for a modification of the transitional screening requirements and a waiver of the barrier requirements listed in Article 13 of the Zoning Ordinance. Specifically, the Zoning Ordinance requires a 25-foot transitional screening yard and either a chain link fence, brick/architectural block wall, or solid wood fence along the eastern, southern, and southwestern property boundaries.



DPWES approved the applicant's request on May 13, 2013. The approval was conditioned on the applicant providing supplemental landscaping in open areas designated as screening yard that would be cleared as a result of the asphalt trail's installation (Appendix 3). Staff has included this condition in the proposed development conditions attached in Appendix 1.

#### Walkway Along Cross School Road

The PFM requires a minimum clear zone of two feet on each side of asphalt walkways (Appendix 4). However, providing these clear zones would result in significant tree removal along the walkway alignment. A more flexible approach that allows reductions in these clear zones would give UFMD staff additional opportunities to field locate the walkway alignment to avoid mature trees with extensive root systems or young trees that are resilient enough to survive the grading and construction process. Staff recommends that the PFM requirement be modified as detailed in the proposed development conditions in order to provide staff and the applicant this flexibility to preserve the maximum number of trees.

### **CONCLUSIONS**

In staff's opinion, the applicant has resolved the stormwater management issues that were outstanding after last year's public hearing. Moreover, as staff examined and understood the impacts that ADA compliance would bring to the tree canopy along Cross School Road, the applicant committed to supplemental planting that would augment the existing tree line.

The proposed PRC Plan would conform to the applicable PRC District Standards listed in Sect. 6-301 of the Zoning Ordinance.

### **STAFF RECOMMENDATION**

Staff recommends approval of PRC C-377, subject to the proposed development conditions set forth in Appendix 1.

Staff recommends a modification of the PFM's trail requirement for the proposed trail along Cross School Road to allow reductions in the minimum clear zone in accordance with the Development Conditions.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.



The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

## **APPENDICES**

1. Proposed Development Conditions
2. Stormwater Management Analysis
3. Urban Forest Management Analysis
4. Transportation Analysis
5. Glossary of Terms



**PROPOSED DEVELOPMENT CONDITIONS**

**PRC C-377**

**June 13, 2013**

If it is the intent of the Board of Supervisors to approve PRC C-377 located at 10824 Cross School Road, Tax Map 27-1 ((3)) 2, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Sunrise Valley Elementary School - Renovations and Additions" prepared by Adtek Engineers, consisting of 9 sheets, and dated February 21, 2012 as revised through May 10, 2013. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification for the installation of utilities and/or trails as determined necessary by Department of Public Works and Environmental Services (DPWES).
3. Irrespective of the supplemental landscaping shown on the PRC plan, the number, location, and types of all supplemental trees and shrubs to be planted on site shall be subject to the review and approval of the Urban Forest Management Division (UFMD).
4. The final alignment for the asphalt trail along Cross School Road shall be field located to select an alignment that minimizes disturbance of mature, healthy trees and ensures pedestrian visibility from the Cross School Road right-of-way, subject to the review and approval of UFMD. The minimum clear zone prescribed in the PFM may be reduced subject to UFMD and Fairfax County Department of Transportation (FCDOT) approval. Irrespective of the asphalt trail width shown on the PRC plan, the asphalt trail shall be a minimum of six feet wide.
5. After clearing for the proposed asphalt trail along Cross School Road, where open areas exist within areas designated as screening yard, additional supplemental planting shall be provided as determined necessary and approved by UFMD staff to satisfy the intent of Transitional Screening 1 listed in Article 13 of the Zoning Ordinance. Planting shall not occur where it will conflict with the Virginia Department of Transportation (VDOT) required sight distance easement.
6. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The applicant shall make the final



selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development.

7. If at the time of site plan review, DPWES determines that a potential health risk exists due to the presence and/or disturbance of asbestos-containing rock on the Property, the Applicant shall:
  - a) Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and,
  - b) Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.
8. The applicant shall demonstrate to DPWES prior to building permit approval that the Architectural and M/E/P strategies listed in Exhibit A shall be considered and incorporated into the design of the school building additions to the extent possible.
9. The applicant shall notify the Northern Virginia Regional Park Authority (NVRPA), which owns and operates the Washington and Old Dominion Trail adjacent to the subject property, of plans and construction activities that may impact the use of the trail prior to final site plan approval. The applicant shall assign a Fairfax County Public Schools (FCPS) employee or designee to act as a contact for information about the project. The contact information for the FCPS employee or designee shall be provided to the NVRPA and the Hunter Mill District Office.
10. Mechanical equipment located on the ground shall be fully enclosed with a masonry wall or other similar material. The height of the masonry wall shall be a minimum of one foot higher than the maximum height of the enclosed equipment.
11. The applicant shall include the information listed in Part 10(F) of Section 18-202 of the Zoning Ordinance on the site plan at the time of site plan review.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures.



**Response:** Fairfax County Public Schools has in place several policies and/or regulations relating to sustainability and environmental stewardship. These guidelines are covered in School Board Policy 8542 – Environmental Stewardship, School Board Regulation 8542 – Energy Conservation Measures and School Board Regulation 8541 – Recycling Requirements for all FCPS Facilities. While no specific certifications are being sought for this facility, sustainable/green techniques are being implemented in the design for the project. Some specific efforts for the Sunrise Valley School project include, but are not limited to, the following:

**Site/Civil**

1. 9 proposed water quality structures (FILTERRA's) treating 2.2+/- acres of pavement/roof areas.
2. 4.0+/- acres of site existing tree area to be placed in Conservation Easements for water quality credit.
3. The existing site has approx. 6.5 acres of tree cover. The County tree cover requirement is 1.5 acres. The proposed plan will provide 18 new trees to supplement the site screening.
4. Site parking lights will be LED.

**Architectural**

1. Construction waste management program minimizing the amount of non-hazardous construction waste disposal into landfills, and salvaging as much non-hazardous waste as possible for shipment to recycling collection centers.
2. Specifying certain construction materials with known recycle content when possible (i.e. Gypsum board, acoustical ceilings etc.).
3. Specifying Paints and adhesives with low VOC contents and meeting OTC Regulations in compliance with the Federal Clean Air Act.
4. Providing upgraded building envelop including new insulated glazing, new heat reflective surfaced roofing with improved insulation.

**M/E/P**

1. The specification of high efficiency urinals and water closets with low flow requirements (1.3-1.6 GPF)
2. The use of new higher efficiency heating and cooling systems
3. The use of new energy efficient lighting and lamps throughout the building with occupancy sensors.
4. The use of a digitally control Building Automation System.

**RECEIVED**  
**Department of Planning & Zoning**

**FEB 21 2012**

**Zoning Evaluation Division**





# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 7, 2013

TO: Nick Rogers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

FROM: Aileen M. Santiago, P.E., Stormwater Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

SUBJECT: PRC Application # PRC-C-377, Sunrise Valley Elementary School, PRC plan dated May 10, 2013, Tax Map # 27-1-03-0002, Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A) project (PFM 6-0401.1, CBPO 118-3-2(f) (2)).

Applicant intends to provide the water quality controls with (2) Pervious Pavement (2 areas); (1) one vegetated swale, (1) one infiltration trench and conservation easements to meet the 40% phosphorus removal requirement. The plan shows that the proposed combination of water quality controls will provide 41.67% phosphorus removal.

Soil infiltration testing requirements as per PFM 4-0703 shall be observed and demonstrated during final engineering plan submission.

### Floodplain

There are no regulated floodplains on the property.

### Downstream Drainage Complaints

There are downstream drainage complaints on file. Flooding/erosion complaints have been received from the property owner at 10829 Cross School Road in 1996, 1997, and 2000. There is also a flooding complaint registered for 1900 Ramstead Lane, Tax Map #027-1-03-01-0073 with Maintenance and Stormwater Management Division (MSMD). More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).





Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). The proposed increase in the impervious area is 26%. An infiltration trench and an open joint pavement block with stone storage are proposed and depicted on the plan to meet detention requirements.

Site Outfall

An outfall narrative has been provided however, the outfall narrative needs to include a description of the existing conditions from the development site to the point at which the total drainage area is at least 100 times greater than the development site or to a floodplain that drains an area at least 1 square mile, whichever comes first (ZO 18-202.10.F).

The PFM 06-0203 outfall requirements of the extent of review and analysis shall be addressed during final engineering plan submission(s). Outfall from the proposed kiss-n-ride/parking area (outfall # 3) is not adequate. Inadequacies of outfall #3 are related to drainage complaints referenced above. Applicant has proposed to stabilize outfall # 3 by providing an 84" CMP underground detention system combined with an infiltration facility. According to the narrative, the combined drainage system will stabilize outfall #3 by discharging zero concentrated post-development flow (0 cfs for the 2 and 10 year storm events) and consequently, meeting adequate drainage in accordance with PFM 6- 0202.6. The applicant shall demonstrate that outfall #3 will have zero runoff increase and zero concentrated flow discharge for the 2 and 10-year storm events; or provide "non-erosive" bed and bank with on-site detention including proportional improvement & no adverse impact to the downstream drainage system as per PFM 6-0203.4A.

An infiltration test included with the application from Advanced Construction Engineering and dated August 10, 2012 shows that proposed infiltration facility can infiltrate the post development flow from outfall #3. Soil infiltration testing requirements as per PFM 4-0703 shall be observed and demonstrated during final engineering plan submission.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Shahab Baig, SDID, DPWES  
Zoning Application File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 24, 2013

**TO:** Nicholas Rogers, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Hugh Whitehead, Urban Forester II *HW*  
Forest Conservation Branch, DPWES

**SUBJECT:** Sunrise Valley Elementary Renovations & Additions, PRC C-377

**RE:** Request received May 13, 2013 to review draft development conditions

I have reviewed draft development conditions for the above referenced PRC. Forest Conservation Branch staff has no comments regarding the draft development conditions provided for review.

It should be noted that in addition to the development conditions subject to this review a modification of the transitional screening and barrier requirements was submitted to Forest Conservation Branch staff for review. The following condition was placed on approval of the transitional screening modification:

“After clearing for the proposed asphalt trail along Cross School Road, where open areas exist within areas designated as screening yard additional supplemental planting shall be provided, as deemed necessary and approved by Urban Forest Management Division staff, to satisfy the intent of transitional screening 1. Planting shall not occur where it will conflict with the VDOT required site distance easement.”

This condition in conjunction with draft development conditions should ensure that all boundaries of the site meet the intent of the Zoning Ordinance requirements for transitional screening. A copy of the letter approving the Applicant's request to modify transitional screening is attached for your review.

If there are any questions or further clarification is needed, please contact me at 703-324-1770.

HCW/  
UFMDID #: 166986

Attachment (as stated)

cc: DPZ File

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)







## County of Fairfax, Virginia

**MEMORANDUM****DATE:** May 23, 2013

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Angela Kadar Rodeheaver, Chief *AKR*  
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ C-377)

**SUBJECT:** Transportation Impact Addendum

**REFERENCE:** PRC C-377; Fairfax County Public Schools (Sunrise Valley School)  
Traffic Zone: 1721  
Land Identification Map: 27-1 ((03)) 2

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plan with Professional Engineer Stamp dated May 10, 2013.

The applicant proposes a renovation of the existing school including proposed construction of several small additions. In addition to the building construction, site upgrades will include an expanded bus drop-off area, a new kiss-n-ride and additional parking.

- The applicant has addressed all previous comments from our April 10, 2012 memo.
- The applicant should provide a 2-foot clear zone on both sides of the proposed walkway on Cross School Road. If the 2-foot clear zone cannot be met, the applicant would need to request a reduction with approval from FCDOT and UFMD during site plan.
- The applicant should upgrade existing bike racks to current county standards. The number, location and type of bicycle rack should be coordinated with FCDOT at time of site plan.

AKR/ak



### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.



**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.



**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		